



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Robert Graham
DOCKET NO.: 15-01842.001-R-1
PARCEL NO.: 11-20-302-021

The parties of record before the Property Tax Appeal Board are Robert Graham, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$78,482
IMPR.: \$216,756
TOTAL: \$295,238

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2015 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property is improved with a two-story single family dwelling of cedar, brick and stone exterior construction with 4,566 square feet of living area. The dwelling was constructed in 1998 and is approximately 17 years old. Features of the home include a full basement that is 85% finished, central air conditioning, three fireplaces and an attached three-car garage. The property has a 36,350 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$850,000 as of January 1, 2015. The appraisal was prepared by Jerzy Siudyla, a certified residential real estate appraiser. In estimating the market value of the subject property the appraiser developed the sales comparison approach to value using four comparable sales improved with two-story style dwellings of brick, cedar or cedar and brick exterior construction that ranged in size from

4,317 to 4,765 square feet of living area. The dwellings ranged in age from 16 to 28 years old. Each comparable has a finished basement, central air conditioning and a three-car garage. Two of the comparables have in-ground swimming pools. These properties had sites ranging in size from 22,342 to 37,841 square feet of land area and were located from .19 to 1.31 miles from the subject property. The sales occurred from July 2013 to October 2014 for prices ranging from \$725,000 to \$875,000 or from \$167.94 to \$199.45 per square foot of living area, including land. The appraiser made adjustments to the comparables for differences from the subject to arrive at adjusted prices ranging from \$767,000 to \$865,000. The appraiser stated in the report that most weight was given sales #1, #2 and #3. Using these sales, the appraiser arrived at a market value estimate of \$850,000. Based on this evidence the appellant requested the subject's assessment be reduced to \$283,333.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$295,238. The subject's assessment reflects a market value of \$886,122 or \$194.07 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for Lake County of 33.18% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings of brick exterior construction that ranged in size from 3,699 to 4,387 square feet of living area. The dwellings were constructed from 1990 to 1999. Each comparable has a basement with three being finished, one comparable has central air conditioning, each comparable has one or two fireplaces and each comparable has a garage ranging in size from 721 to 971 square feet of building area. The properties have sites ranging in size from 22,162 to 55,659 square feet of land area. Each of the comparables has the same neighborhood code as the subject property and were located from .026 to .198 of a mile from the subject property. Comparable sale #3 was the same property as appellant's appraisal comparable sale #3. The sales occurred from September 2014 to October 2015 for prices ranging from \$830,000 to \$870,000 or from \$199.45 to \$235.20 per square foot of living area, including land.

In rebuttal the board of review stated that appellant's appraisal sale #1 sold approximately 18 months prior to the assessment date and sale #2 was located in a different neighborhood than the subject property. It also noted that appraisal comparable sales #3 and #4 had 34.4% and 39.0% less land area than the subject property.

The board of review requested the subject's assessment be sustained.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains seven comparable sales used by the appellant's appraiser and the board of review to support their respective positions. One comparable sale was common to both parties. The Board gave less weight to appellant's appraisal sale #1 as the sale occurred approximately 18 months prior to the assessment date. The Board gave less weight to appraisal sale #2 due to differences from the subject in location. The Board gave less weight to board of review sale #4 due to differences from the subject in size. The four remaining sales sold from September 2014 to October 2015 for prices ranging from \$725,000 to \$875,000 or from \$167.94 to \$208.44 per square foot of living area, including land. The common comparable sold for a price of \$875,000 or \$199.45 per square foot of living area, including land. Only one comparable had a site larger than the subject's site with three remaining comparables having significantly smaller sites than the subject property. The subject's assessment reflects a market value of \$886,122 or \$194.07 per square foot of living area, including land, which is within the range established by the best comparable sales in the record on a square foot basis. Based on this evidence the Board finds a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Acting Member



Member



Acting Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: June 23, 2017



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of

the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.