



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

APPELLANT: Suzanne Schiller
DOCKET NO.: 15-01846.001-R-1
PARCEL NO.: 16-25-102-039

The parties of record before the Property Tax Appeal Board are Suzanne Schiller, the appellant, by attorney Abby L. Strauss of Schiller Strauss & Lavin PC in Chicago; 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: \$197,506
IMPR.: \$303,335
TOTAL: \$500,841

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 dwelling of brick construction with 6,129 square feet of living area. The dwelling was constructed in 1928. Features of the home include a basement that is partially finished, central air conditioning, two fireplaces and a two-car attached garage. The property has a 63,191 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with a 2.5-story dwelling and two, 2-story dwellings of brick or stone construction that ranged in size from 4,862 to 5,618 square feet of living area. The dwellings were constructed from 1923 to 1941. Each comparable has a basement with two being partially finished, central air conditioning, two or three fireplaces and attached garages ranging in size from 580 to 806 square feet of building area. These

properties have sites ranging in size from 19,200 to 37,497 square feet of land area. The sales occurred from October 2013 to May 2015 for prices ranging from \$840,000 to \$1,284,000 or from \$172.77 to \$231.39 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$413,176 to reflect a market value of \$1,239,528 or \$202.24 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$500,841. The subject's assessment reflects a market value of \$1,509,467 or \$246.28 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 three, 2-story dwellings and a tri-level style dwelling of stucco, stone or brick construction that ranged in size from 4,225 to 7,385 square feet of living area. The dwellings were constructed from 1923 to 1958. Each comparable has a basement that is partially finished, central air conditioning, one to three fireplaces and a garage ranging in size from 693 to 1,074 square feet of building area. These properties have sites ranging in size from 16,455 to 56,075 square feet of land area. These properties sold from August 2014 to April 2016 for prices ranging from \$1,335,000 to \$1,850,000 or from \$250.51 to \$324.07 per square foot of living area, including land.

In rebuttal the board of review asserted that over \$425,000 in permits for renovation were issued for appellant's sale #1. The board of review indicated that appellant's sale #2 was listed in April 2016 for a price of \$1,125,000. The board of review also asserted that appellant's sale #3 sold for the underlying land and subsequent to the sale the buyer acquired a permit to demolish the house. However, the board of review submitted a copy of a demolition permit for the property that stated it expired on April 14, 2015, which was prior to the purchase date.

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 submitted by the parties to support their respective positions. The Board gives most weight to appellant's sales #1 and #2 as well as board of review sales #3 and #4 as these properties were most similar to the subject in age and size. These properties sold for prices ranging from \$1,138,000 to \$1,850,000 or from \$202.56 to \$279.09 per square foot of living area, including land. The comparable that was most similar to the subject in land area was board of review sale #3 that sold for a price of \$1,850,000 or \$250.51 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,509,467 or \$246.28 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported by the comparable that

had a similar site size. Less weight was given the remaining comparable sales due to differences from the subject in size, age and/or style. 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



Member



Acting Member

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: _____

April 21, 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.