



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

APPELLANT: James & Donna Neises
DOCKET NO.: 15-01938.001-R-1
PARCEL NO.: 13-21-103-050

The parties of record before the Property Tax Appeal Board are James & Donna Neises, the appellants, by attorney Gregory Riggs of Tax Appeals Lake County, in Lake Zurich; 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: \$ 50,042
IMPR.: \$185,245
TOTAL: \$235,287

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 consists of a two-story dwelling of brick exterior construction that has 4,759 square feet of living area. The dwelling was built in 2006. The home features an unfinished basement, central air conditioning, two fireplaces and a 912 square foot attached garage. The subject has a 26,572 square foot site. The subject property is located in Cuba Township, Lake County, Illinois.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted four comparable sales located in close proximity within the same neighborhood as the subject. The comparables had varying degrees of similarity when compared to the subject. The comparables sold from June 2013 to December 2014 for prices ranging from \$530,000 to \$650,000 or from \$132.17 to

\$148.88 per square foot of living area including land. Based on this evidence, the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$235,287. The subject's assessment reflects an estimated market value of \$709,123 or \$149.01 per square foot of living area including land when applying the 2015 three-year average median level of assessment for Lake County of 33.18%.

In support of the subject's assessment, the board of review submitted four comparable sales, three of which were also utilized by the appellants. The comparables are located in close proximity within the same neighborhood as the subject. The comparables had varying degrees of similarity when compared to the subject. The comparables sold from June 2013 to June 2014 for prices ranging from \$595,000 to \$650,000 or from \$141.38 to \$148.88 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants failed to meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted five comparable sales for the Board's consideration. The Board gave less weight to comparable #2 submitted by the appellants, which is also board of review comparable #4, and board of review comparable #2 due to their 2013 sale dates, which are dated and less reliable indicators of market value as of the January 1, 2015 assessment date. The Board finds the remaining three comparable sales are more similar when compared to the subject in location, design, and most features. However, the properties are somewhat inferior when compared to the subject in land area, age, dwelling size and smaller basement area. These comparables sold from May 2014 to December 2014 for prices ranging from \$530,000 to \$650,000 or from \$132.17 to \$148.88 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$709,123 or \$149.01 per square foot of living area including land, which falls slightly above the range established by the most similar comparables contained in the record on a per square foot basis. After considering any necessary adjustments to the comparables for any differences when compared to the subject, such as land area, age, dwelling size and features, Board finds the subject's estimated market value as reflected by its assessment is justified. Therefore, no reduction in the subject's assessment is warranted.

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.