



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

APPELLANT: Ryan Goodman
DOCKET NO.: 15-02147.001-R-1
PARCEL NO.: 13-24-301-011

The parties of record before the Property Tax Appeal Board are Ryan Goodman, 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: \$62,037
IMPR.: \$211,829
TOTAL: \$273,866

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 consists of a 2-story dwelling of brick construction with 4,302 square feet of living area. The dwelling was constructed in 2001. Features of the home include a full unfinished basement, central air conditioning, 3 fireplaces and a 1,127 square foot garage. The property has a 110,642 square foot site and is located in North Barrington, Cuba Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables. These comparables are 2-story dwellings of frame or brick construction ranging in size from 4,235 to 4,446 square feet of living area. They are between 14 and 18 years old. The comparables feature full basements, one with finished area, central air conditioning, fireplaces and garages. They have improvement assessments ranging from \$178,898 to \$192,230 or from \$41.38 to \$43.24 per

square foot of living area. Based on this evidence the appellant requested the improvement assessment be reduced to \$181,000 or \$42.07 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$273,866. The subject property has an improvement assessment of \$211,829 or \$49.24 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables. These comparables are 2-story dwellings of brick construction ranging in size from 4,379 to 4,678 square feet of living area. They were built between 1997 and 2006. The comparables feature full basements, three with finished area, central air conditioning, fireplaces and garages. They have improvement assessments ranging from \$223,285 to \$234,334 or from \$47.94 to \$50.99 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board gave less weight to appellant's comparables #2 and #3 and board of review comparable #4 based on their unfinished basements as compared to the subject's finished basement. The Board finds appellant's comparable #1 and board of review comparables #1 #2 and #3 most similar to the subject with regard to location, style, age, dwelling size and most features. They had improvement assessments ranging from \$42.24 to \$50.40 per square foot of living area. The Board finds the subject's improvement assessment of \$49.24 per square foot of living area falls within the range established by the best comparables in this record. The Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

No weight was given to the sales reported by the appellant as they were not proximate in time to the subject's assessment date of January 1, 2015.

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



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: July 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.