



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

APPELLANT: William Anderson
DOCKET NO.: 15-02469.001-R-1
PARCEL NO.: 16-26-406-019

The parties of record before the Property Tax Appeal Board are William Anderson, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC 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: \$88,636
IMPR.: \$89,312
TOTAL: \$177,948

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 tri-level dwelling of brick exterior construction with 2,378 square feet of living area. The dwelling was constructed in 1957. Features of the home include a finished lower level, central air conditioning, a fireplace and a 400 square foot garage. The property has a 36,400 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 the overvaluation argument, the appellant submitted three comparable sales. The comparables consist of two-story dwellings that were built from 1955 to 1963. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 2,064 to 2,543 square feet of living area and are situated on sites that contain from 5,200 to 13,245 square feet of land area. The comparables sold from May 2013 to December 2014 for prices ranging from \$320,000

to \$432,500 or from \$135.25 to \$198.64 per square foot of living area including land. Based on this evidence, the appellant requested the total assessment be reduced to \$133,157.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$177,948. The subject's assessment reflects an estimated market value of \$536,311 or \$225.53 per square foot of living area including land when applying Lake County's 2015 three-year average median level of assessment of 33.18% as determined by the Illinois Department of Revenue. 86 Ill.Admin.Code §1910.50(c)(1).

In support of the subject's assessment, the board of review submitted information on four comparable sales. The comparables consist of tri-level dwellings that were built from 1951 to 1963. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 1,977 to 2,412 square feet of living area and are situated on sites that contain from 13,002 to 18,201 square feet of land area. The comparables sold from May 2014 to June 2015 for prices ranging from \$455,000 to \$676,500 or from \$230.15 to \$314.83 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 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 parties submitted seven suggested sales for the Board's consideration. The Board gave less weight to the appellant's comparables due to their difference in dwelling design when compared to the subject property. Additionally, board of review comparable #3 sold in 2013, less proximate in time to the January 1, 2015 assessment date. The Board also gave less weight to the board of review comparable #2 due to its distant location when compared to the subject property. The Board finds the best evidence of market value in the record to be the board of review's comparables #1, #3 and #4. These comparables were similar in location, age, dwelling size, design and features. These properties sold from May 2014 to June 2015 for prices ranging from \$455,000 to \$676,500 or from \$230.15 to \$314.83 per square foot of living area, including land. The subject's assessment reflects a market value of \$536,311 or \$225.53 per square foot of living area, including land, which falls within the range established by the best comparable sales on a total market value basis and slightly below the range on a per square foot basis. Based on this evidence the Board finds the subject's assessment is reflective of the property's market value and a reduction in the 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



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.