



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

APPELLANT: Gary Wagner
DOCKET NO.: 15-02716.001-R-1
PARCEL NO.: 16-20-300-002

The parties of record before the Property Tax Appeal Board are Gary Wagner, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$158,010
IMPR.: \$203,814
TOTAL: \$361,824

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 4,490 square feet of living area. The dwelling was constructed in 1920. Features of the dwelling include a partially finished basement, central air conditioning, 3 fireplaces and a 420 square foot garage. The property has a 121,097 square foot site and is located in Bannockburn, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. Although the appellant indicated on the appeal form an appraisal was being submitted, no such appraisal was presented. In support of this argument the appellant submitted information on four comparable sales. These comparables are described as 1.75 or 2-story dwellings of brick or frame construction. They were built between 1988 and 2004 and range in size from 4,632 to 5,514 square feet of living area. They feature basements with finished areas, central air conditioning, 1 or 2 fireplaces and

garages. They are located a distance of .06 to .84 of a mile from the subject. These comparables sold between April 2014 and February 2015 for prices ranging from \$985,000 to \$1,562,500 or from \$212.65 to \$287.33 per square foot of living area land included. The appellant requested the total assessment be reduced to \$281,345 or a market value of approximately \$844,119 or \$188.00 per square foot of living area including land at the statutory level of assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$361,824. The subject's assessment reflects a market value of \$1,090,488 or \$242.87 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 three comparable sales. They are described as 1.75 or 2-story dwellings of brick or frame construction built between 1926 and 1948. They range in size from 2,595 to 3,387 square feet of living area. They feature basements, one with finished area, central air conditioning, 1 or 2 fireplaces and garages. They are located a distance of .15 to .59 of a mile from the subject. These comparables sold between June 2013 and June 2014 for prices ranging from \$662,500 to \$940,000 or from \$246.53 to \$293.75 per square foot of living area land included.

Based on this evidence and argument, 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 Board finds none of the comparables submitted by either party closely match the subject due to differences in age, dwelling size, site size and/or features. Two of the sales were somewhat dated. The Board finds the best evidence of market value in the record to be board of review comparables #1 and #3 which were similar to the subject in age, location, style and dwelling size. These comparables sold for \$940,000 and \$835,000 or for \$293.75 and \$246.53 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,090,488 or \$242.87 per square foot of living area, including land, which is above the most similar comparables on a total market value basis but below the comparables on a per square foot basis. The higher total market value is justified given the larger size of the subject. Based on this evidence the Board finds no reduction in the subject's assessment based on overvaluation is 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: August 18, 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.