



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

APPELLANT: Carol Tarras  
DOCKET NO.: 15-02787.001-R-1  
PARCEL NO.: 16-10-407-016

The parties of record before the Property Tax Appeal Board are Carol Tarras, 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:** \$13,182  
**IMPR.:** \$144,994  
**TOTAL:** \$158,176

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 1-story, first floor condominium of brick construction with 2,001 square feet of living area. The dwelling was constructed in 1885. Features of the dwelling include a finished basement, central air conditioning and a fireplace. The property is located on the Fort Sheridan grounds 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. These comparables are described as 1.5-story condominiums of brick construction built in 1885. They contain either 2,284 or 2,490 square feet of living area. They feature central air conditioning and fireplaces. They are located on the same street within .05 of a mile from the subject. These comparables sold between September 2013 and October 2014 for prices ranging from \$407,500 to \$475,000 or from \$178.42 to \$190.76 per square foot of living area land included. The appellant requested the

total assessment be reduced to \$144,724 or a market value of approximately \$434,215 or \$217.00 per square foot of living area including land at the statutory level of assessment. In a handwritten note on the grid analysis, the appellant wrote “We have made the assumption that the basement has a market value of approximately \$25,000” but submitted no evidence to support this valuation.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$158,176. The subject's assessment reflects a market value of \$476,721 or \$238.24 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 and one active listing. They are described as 1 or 1.5-story condominiums of brick construction built in 1885. They range in size from 1,985 or 2,235 square feet of living area. Three feature basements with finished areas<sup>1</sup>. All of the comparables have central air conditioning and fireplaces. They are located on the same street within .31 of a mile from the subject. These comparables sold between August 2014 and August 2016 for prices ranging from \$585,000 to \$615,000 or from \$271.71 to \$307.30 per square foot of living area land included. One comparable was an active listing as of August 2016 with an asking price of \$575,000 or \$257.27 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.

Both parties submitted seven comparables for the Board's consideration. The Board gave less weight to the appellant's comparables based on their larger dwelling size and/or lack of basements as compared to the subject's finished basement. The Board also gave less weight to board of review comparables #3 and #4 based on their lack of basement, listing instead of sale, and/or sale date of August 2016 which was not as proximate in time to the subject's assessment date of January 1, 2015 as other comparables. The Board finds the best evidence of market value in the record to board of review comparables #1 and #2. These comparables were most similar to the subject in location, exterior construction, dwelling size, age, style, and features. They sold in August 2014 and April 2015 for \$615,000 and \$585,000 or for \$306.73 and \$271.71 per

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<sup>1</sup> Although the board of review's grid analysis indicates comparable #2 has an unfinished basement, the MLS Listing Sheet submitted by the board of review indicates it has a “partially finished” basement with a “walk-out lower level.”

square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$476,721 or \$238.24 per square foot of living area, including land which is below the best comparable sales in this record on a total market value basis as well as a per square foot basis. Based on this evidence the Board finds a reduction in the subject's assessment based on overvaluation 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.



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Chairman



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Member



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Acting Member



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Member



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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



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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.