



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

APPELLANT: William Sampson
DOCKET NO.: 15-02814.001-R-1
PARCEL NO.: 15-15-107-085

The parties of record before the Property Tax Appeal Board are William Sampson, 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:	\$236
IMPR.:	\$95,592
TOTAL:	\$95,828

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 single-level condominium with 1,792 square feet of living area. The dwelling was constructed in 2009. Features of the condominium include central air conditioning and a 342 square foot detached garage. The property is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of the overvaluation argument, the appellant submitted six comparable sales located within .57 of a mile from the subject property. The comparables consist of single-level condominiums that were built from 1997 to 2002. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 1,413 to 2,196 square feet of living area. The comparables sold from March to September 2014 for prices ranging from \$257,000 to \$365,000 or from \$135.03 to \$205.84 per square foot of living area including land. Based on this

evidence, the appellant requested the total assessment be reduced to \$66,895 which would reflect a market value of approximately \$200,685.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$95,828. The subject's assessment reflects an estimated market value of \$288,813 or \$161.17 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 located within .04 of a mile from the subject property. The comparables consist of single-level condominiums that were built in 2009. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings range contain 1,473 or 1,792 square feet of living. The comparables sold from September 2014 to January 2016 for prices ranging from \$279,000 to \$362,000 or from \$189.41 to \$210.73 per square foot of living area including land. The board of review submission included property record cards and Multiple Listing Service sheets (MLS) for the subject and its four comparable sales. 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 10 suggested sales for the Board's consideration. The Board gave less weight to the appellant's comparables and the board of review's comparables #2 and #3 due to their difference in dwelling size 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 and #4. These comparables sold proximate in time to the January 1, 2015 assessment date and were identical to the subject in location, age, dwelling size, design and other features. These properties sold in July 2015 or January 2016 for prices of \$350,000 and \$362,000 or \$195.31 and \$202.01 per square foot of living area including land. The subject's assessment reflects a market value of \$288,813 or \$161.17 per square foot of living area, including land, which falls below the best comparables in this record. Based on this evidence the Board finds the subject is not overvalued and a reduction in the assessment is not justified.

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.