



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

APPELLANT: Lynne Hans
DOCKET NO.: 15-02990.001-R-1
PARCEL NO.: 12-28-102-022

The parties of record before the Property Tax Appeal Board are Lynne Hans, 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: \$4,950
IMPR.: \$24,367
TOTAL: \$29,317

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 742 square feet of living area.¹ The dwelling was constructed in 1972. Features of the condominium include central air conditioning. The property is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$75,000 as of January 1, 2015. The appraisal was prepared by Michael Sullivan, a certified residential real estate appraiser. In estimating the market value of the subject property the appraiser developed the sales comparison approach to value using three comparable sales located within

¹ As an initial matter the parties report differences regarding the amount of square foot. The Board finds the best evidence is contained within the appellant's January 2015 appraisal which indicated the appraiser inspected the subject property. The appraisal also contained a schematic drawing of the subject property.

.01 of a mile from the subject property. The comparables consist of single-level condominiums that were built in 1972. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings contain 810 or 937 square feet of living area. The comparables sold from March 2013 to April 2015 for prices ranging from \$75,000 to \$96,000 or from \$90.72 to \$102.45 per square foot of living area including land. The appraiser made adjustments to each comparable for differences from the subject property to arrive at adjusted prices ranging from \$72,000 to \$82,000. The appellant requested the total assessment be reduced to reflect the appraisal value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$29,317. The subject's assessment reflects an estimated market value of \$88,357 or \$119.08 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 .03 of a mile from the subject property. The comparables consist of single-level condominiums that were built in 1972. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 838 to 999 square feet of living. The comparables sold from February 2014 to April 2015 for prices ranging from \$96,000 to \$123,800 or from \$100.62 to \$147.73 per square foot of living area including land. Board of review sale #2 was the same comparable as the appellant's sale #3. The board of review submission included property record cards for the subject and its four comparable sales. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Counsel for the appellant provided a written rebuttal critiquing the board of review's evidence or submission.

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 record contains an appraisal submitted by the appellant and information on four comparable sales provided by the board of review with one comparable common to both parties. The Board gives the final opinion of value found in the appraisal little weight due to lack of adjustments for date of sale for two of the comparables in relation to a January 1, 2015 market value. The Board will consider the raw sales data contained in the appellant's appraisal.

The Board gave less weight to the appellant's comparables #1 and #2 due to their 2013 sale dates which are less proximate in time for the January 1, 2015 assessment date.

The Board gave most weight to the appellant's comparable #3 and the board of review comparables. These comparables sold proximate in time to the assessment date and were similar to the subject in location, age, dwelling design, exterior construction and features. These properties sold from February 2014 to April 2015 for prices ranging from \$96,000 to \$123,800 or from \$100.62 to \$147.73 per square foot of living area, including land. The subject's assessment reflects a market value of \$88,357 or \$119.08 per square foot of living area, including land, which falls below the best comparables in this record in terms of overall value and is within on a per square foot basis. Based on this evidence the Board finds the subject is not overvalued 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



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: September 22, 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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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