



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

APPELLANT: Thomas Duvall  
DOCKET NO.: 15-03462.001-R-1  
PARCEL NO.: 15-18-301-016

The parties of record before the Property Tax Appeal Board are Thomas Duvall, the appellant, by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC 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 A Reduction 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:** \$50,049  
**IMPR.:** \$207,428  
**TOTAL:** \$257,477

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 brick dwelling constructed in 1991 and containing 4,066 square feet of living area. Features of the home include a full basement with finished area, central air conditioning, two fireplaces and a 1,020 square foot attached garage. The site contains 40,574 square feet of land area and is located in Long Grove, Vernon 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 properties. They are described as 2-story brick or frame dwellings ranging in size from 3,707 to 4,737 square feet of living area. They were built between 1986 and 1994 and feature full basements with finished areas, central air conditioning, two to five fireplaces and attached garages that range in size from 550 to 881 square feet. The sites range in size from 34,910 to 64,152 square feet of land area and are

located between .47 and .81 of a mile from the subject. The comparables sold between September 2013 and July 2014 for prices ranging from \$600,000 to \$655,000 or from \$138.27 to \$162.64 per square feet of living area including land.

Based on this evidence, the appellant requested the total assessment be reduced to \$209,069 or a market value of approximately \$627,270 or \$154.27 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 \$265,186. The subject's assessment reflects a market value of \$799,234 or \$196.57 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.

With respect to the appellant's evidence, the board of review states appellant's comparable #1 is a bank owned property and comparables #2 and #3 are in inferior neighborhoods.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales. They are described as 2-story brick or frame dwellings ranging in size from 4,373 to 4,892 square feet of living area. They feature full basements, two with finished areas, central air conditioning, two fireplaces and attached garages that range in size from 968 to 1,016 square feet. The comparables were built between 1992 and 1994. The sites range in size from 36,496 to 38,684 square feet of land area and are located from .15 to .69 of a mile of the subject on the same street as the subject. These comparables sold between January 2014 and February 2015 for prices ranging from \$800,000 to \$835,000 or from \$163.53 to \$190.94 per square feet of building 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 met this burden of proof and a reduction in the subject's assessment is warranted.

Less weight was given to the appellant's comparables #2 as the sale was somewhat dated, occurring in 2013 and not proximate in time to the subject's assessment date of January 1, 2015. Less weight was also given to the appellant's comparables #2 and #3 based on their location in an inferior neighborhood, a claim made by the board of review which was not disputed by the appellant. The Board finds the best evidence of market value to be the appellant's comparable #1 and board of review comparables #1, #2 and #3. These comparables were similar to the subject in location, style, age and most features. They sold for prices ranging from \$655,000 to \$835,000 or from \$138.27 to \$190.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$799,234 or \$196.57 per square foot of living area,

including land, which is between but near the higher end of the best comparable sales in this record on a total market value basis, but above the best comparables on a per square foot basis. Based on this evidence the Board finds a 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. 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: February 20, 2018



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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