



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

APPELLANT: Kenneth Stobe  
DOCKET NO.: 15-03843.001-R-1  
PARCEL NO.: 04-10-306-033

The parties of record before the Property Tax Appeal Board are Kenneth Stobe, the appellant; 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:** \$ 7,156  
**IMPR.:** \$16,863  
**TOTAL:** \$24,019

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 one-story dwelling of wood siding exterior construction that has 884 square feet of living area. The dwelling was constructed in 1954. The subject has a 12,250 square foot site. The subject property is located in Zion Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted three comparable sales located from .18 to 1.18 miles from the subject. The comparables consist of one-story dwellings of wood or vinyl siding exterior construction that were built from 1954 to 1969. Two comparables have unfinished basements and one comparable does not have a basement. One comparable has central air conditioning and a 578 square foot garage. The dwellings contain 832 or 933 square feet of living area and are situated on sites that contain from 7,000 to 9,100 square feet of land area. The comparables sold from July 2013 to August 2014 for prices ranging from

\$38,500 to \$54,900 or from \$46.27 to \$65.99 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$24,019. The subject's assessment reflects an estimated market value of \$72,390 or \$81.89 per square foot of living area including land when applying Lake County's 2015 three-year average median level of assessment of 33.18%.

In support of the subject's assessment, the board of review submitted three comparable sales located from .14 or .15 of a mile from the subject. The comparables consist of one-story dwellings of wood siding exterior construction that were built from 1950 to 1968. Two comparables have unfinished basements and one comparable does not have a basement. Two comparables have central air conditioning, one comparable has a fireplace and two comparables have a garage. The dwellings range in size from 884 to 984 square feet of living area and are situated on sites that contain from 8,680 to 19,826 square feet of land area. The comparables sold from February 2014 to June 2015 for prices ranging from \$98,500 to \$129,000 or from \$111.43 to \$137.82 per square foot of living 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 failed to meet this burden of proof.

The parties submitted seven comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant. Comparables #1 and #2 sold in 2013, which are dated and less reliable indicators of market value as of the subject's January 1, 2015 assessment date. Comparable #3 submitted by the appellant is not proximate being located a distant 1.18 miles from the subject. The Board finds the three comparable sales submitted by the board of review are more similar when compared to the subject in location, land area, design, age, dwelling size, but have some superior features. For example, comparables #1 and #3 have superior basements and comparables #3 and #4 have central air conditioning and a garage. The board of review's comparables sold from February 2014 to June 2015 for prices ranging from \$98,500 to \$129,000 or from \$111.43 to \$137.82 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$72,390 or \$81.89 per square foot of living area including land, considerably less than the most similar comparable sales contained in the record. After considering downward adjustments to the comparables for their superior characteristics when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is justified. Therefore, no reduction in the subject's assessment is warranted.

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



Acting Member

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: November 21, 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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