



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

APPELLANT: Erik Leverenz
DOCKET NO.: 15-03932.001-R-1
PARCEL NO.: 02-35-405-046

The parties of record before the Property Tax Appeal Board are Erik Leverenz, the appellant, by attorney Kelly Murray of the Law Offices of Michael R. Davies, Ltd. in Oak Lawn; 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: \$21,147
IMPR.: \$101,941
TOTAL: \$123,088

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 is improved with a two-story single family dwelling of wood siding exterior construction with 3,153 square feet of living area. The dwelling was constructed in 2012. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 671 square feet of building area. The property has a 9,375 square foot site and is located in Lindenhurst, Lake Villa 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 improved with two-story dwellings with wood siding exteriors that range in size from 2,682 to 3,046 square feet of living area. Each dwelling was constructed in 2014. Each comparable has an unfinished basement, central air conditioning, one fireplace and an attached garage with either 460 or 778 square feet of building area. The comparables were located in the same neighborhood as the subject property. The sales

occurred from February 2014 to August 2014 for prices ranging from \$327,500 to \$365,335 or from \$109.24 to \$126.77 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$114,747.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$123,088. The subject's assessment reflects a market value of \$370,970 or \$117.66 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 four comparable sales. The comparables are improved with two-story single family dwellings with wood siding exteriors that range in size from 2,682 to 3,280 square feet of living area. The dwellings were constructed in 2011 and 2014. Each comparable has an unfinished basement, central air conditioning, one fireplace and an attached garage ranging in size from 460 to 886 square feet of building area. The comparables are located in the same neighborhood as the subject property. These properties sold from February 2014 to August 2015 for prices ranging from \$340,000 to \$406,311 or from \$117.46 to \$126.77 per square foot of living area, including land. Board of review comparables #1 and #4 were the same comparables as appellant's comparables #1 and #3, respectively.

The board of review requested the subject's assessment be sustained.

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 five sales submitted by the parties to support their respective positions with two comparables being common to both parties. The comparables submitted by the parties were similar to the subject dwelling in location, size, style, features and age. These properties sold from February 2014 to August 2015 for prices ranging from \$327,500 to \$406,311 or from \$109.24 to \$126.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$370,970 or \$117.66 per square foot of living area, including land, which is within the range established by the comparable sales in this record. Based on this evidence the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject property was overvalued and a reduction in the subject's 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: December 19, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Erik Leverenz, by attorney:
Kelly Murray
Law Offices of Michael R. Davies, Ltd.
5533 West 109th Street
Suite #219
Oak Lawn, IL 60453

COUNTY

Lake County Board of Review
18 North County Street
7th Floor
Waukegan, IL 60085