



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

APPELLANT: James Rice  
DOCKET NO.: 15-04026.001-R-1  
PARCEL NO.: 15-31-108-001

The parties of record before the Property Tax Appeal Board are James Rice, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC 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 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:** \$75,600  
**IMPR.:** \$174,858  
**TOTAL:** \$250,458

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 dwelling of brick exterior construction with 4,347 square feet of living area. The dwelling was constructed in 1991. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 858 square feet of building area. The property has a 198,306 square foot or a 4.55-acre site 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 sales improved with two-story dwellings of brick exterior construction that range in size from 4,080 to 4,592 square feet of living area. The dwellings were constructed from 1983 to 1996. Each comparable has a basement with one being partially finished, central air conditioning, one to four fireplaces and an attached garage ranging in size from 720 to 936 square feet of building area. The comparables were located from .30 to

.34 of a mile from the subject property and had sites ranging in size from 40,946 to 54,599 square feet of land area. The sales occurred from June 2013 to June 2014 for prices ranging from \$632,000 to \$745,463 or from \$152.44 to \$165.33 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$228,299 to reflect a market value of \$684,898 or \$157.56 per square foot of living area, land included, using 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 \$250,458. The subject's assessment reflects a market value of \$754,846 or \$173.65 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 improved with two-story dwellings of wood siding, dryvit or brick exterior construction that ranged in size from 4,433 to 4,972 square feet of living area. The dwellings were constructed from 1992 to 2000. Each comparable has a basement with two being partially finished, central air conditioning, one to three fireplaces and attached garages ranging in size from 728 to 1,066 square feet of building area. The comparables were located from .091 to .452 of a mile from the subject property and had sites ranging in size from 49,941 to 110,609 square feet of land area. The sales occurred from March 2013 to May 2015 for prices ranging from \$750,000 to \$965,000 or from \$161.26 to \$194.09 per square foot of living area, including land.

The board of review asserted the subject improvements are located on a 198,306 square foot site that contains the majority of a large pond. It asserted that comparables #1 and #2 are located on the subject's cul-de-sac with inferior exteriors and the subject has a superior site. It further noted that sale #4 is situated on a 2.54-acre site with a significant part of a pond located in the back yard.

The board of review requested the 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 parties submitted information on seven comparable sales to support their respective positions. The dwellings were relatively similar to the subject property in age, size, style and features. A primary difference between the subject property and the comparables was in the size of the subject site, which contained 198,306 square feet of land area while the comparables had sites ranging in size from 40,946 to 110,609 square feet of land area. The comparables submitted by the parties sold from March 2013 to May 2015 for prices ranging from \$632,000 to

\$965,000 or from \$157.32 to \$182.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$754,846 or \$173.65 per square foot of living area, including land, which is within the range established by the comparable sales in this record and well supported considering the subject's superior land area. Based on this evidence the Board finds a reduction in the subject's 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.