



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

APPELLANT: Robert Stob
DOCKET NO.: 15-04313.001-R-1 through 15-04313.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Robert Stob, the appellant, by attorney Laura Godek, of Laura Moore Godek, PC in McHenry; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
15-04313.001-R-1	05-01-301-069	75,478	69,115	\$144,593
15-04313.002-R-1	05-01-301-068	11,666	0	\$11,666

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 part one-story and part two-story dwelling of frame construction with 2,755 square feet of living area. The dwelling was constructed in 1982. Features of the home include a 696 square foot basement, central air conditioning, a fireplace, a 576 square foot attached garage and a 572 square foot detached garage. The property has two parcels of land that total 40,178 square feet of land area and is located in Lake Villa, Lake Villa Township, Lake County.

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 a retrospective appraisal of the subject property. The appraiser developed the sales comparison approach to value using four suggested comparable sales in arriving at an opinion of value of \$395,000 as of

January 1, 2015. 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". The total assessment for the subject property is \$156,259. The subject's assessment reflects an estimated market value of \$470,943 or \$170.94 per square foot of living area including land when applying the 2015 three-year average median level of assessment for Lake County of 33.18%.

In support of the subject's assessment, the board of review submitted six comparable sales with Chain of Lakes, Fox Lake Waterfront locations like the subject. The comparables had varying degrees of similarity when compared to the subject. The comparables sold from May 2014 to June 2015 for prices ranging from \$380,000 to \$610,000 or from \$156.25 to \$209.89 per square foot of living area including land.

With respect to the appellant's evidence, the board of review argued that the appellant's appraiser misrepresented the subject property to be a split-level style home and adjusted appraisal comparable #3 downward by -\$20,000 for the style of home. The board of review also argued its comparables are more like the subject than the comparables selected by the appellant's appraiser, which were available during the appraisal process. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The appellant submitted rebuttal from the appellant's appraiser regarding the board of review's use of two-story dwellings. The appellant's appraiser states, "Subject property consists of main level with living room, dining room, kitchen, three bedrooms and two full baths and upper level with large den and half bath. Subject has partial basement and crawl space area (typical for split-level homes in the subject's immediate market area). Subject has been described as a split-level house based on subject's overall market appeal. Please see front and rear subject photos. 1.5 story homes have been utilized as comparable properties with no adjustments given."

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 and no reduction in the subject's assessment is warranted.

The appellant submitted an appraisal estimating the subject property has a market value of \$395,000 as of January 1, 2015. The Board gave little weight to the appraisal report. As pointed out by the board of review, the Board finds there were other similar comparables located within the same proximity to the subject for consideration during the appraisal process. Comparables #1, #2 and #4 are significantly smaller in dwelling size when compared to the subject. These factors undermine the credibility of the final value conclusion. Furthermore, the Board finds the subject is a part one-story and part two-story dwelling as categorized by the board of review and supported by the sketch of the subject dwelling from the subject's Property Record Card (PRC). The Board gave less weight to the appellant's appraiser's remarks as to why the subject was

represented as a split-level dwelling within the appraisal. The Board finds the appraiser did not complete an independent sketch and relied on a copy of the subject's sketch, apparently from the subject's PRC, which clearly depicts the subject dwelling as a part one-story and a part two-story dwelling. The Board also gave less weight to the appellant's appraiser's argument that the board of review's use of two-story dwellings is inappropriate, when the appraiser's comparable #3 was a two-story dwelling.

The board of review submitted six comparable sales for the Board's consideration. The Board gave less weight to comparables #1, #2, #5 and #6. Comparable #1 is significantly older having been built in 1925; comparable #2 is considerably smaller than the subject; comparable #5 is considerably newer having been built in 2007; and comparable #6 is significantly larger than the subject.

The Board finds comparable #3 contained in the appellant's appraisal and comparables #3 and #4 submitted by the board of review are most similar when compared to the subject in location, land area, design, age, dwelling size and features. They sold from January 2014 to April 2015 for prices ranging from \$420,600 to \$500,000 or from \$153.85 to \$186.01 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$470,943 or \$170.94 per square foot of living area including land, which falls within the range established by the most similar comparable sales in this record. After considering any logical adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this analysis, the Board finds 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



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: March 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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