



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

APPELLANT: Brian Holland
DOCKET NO.: 16-02158.001-R-1
PARCEL NO.: 16-34-301-002

The parties of record before the Property Tax Appeal Board are Brian Holland, 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: \$79,388
IMPR.: \$143,040
TOTAL: \$222,428

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 2016 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 two-story brick dwelling. The dwelling was built in 1965 and contains 3,085 square feet of living area. The home features a full unfinished basement, central air conditioning, one fireplace and a 506 square foot garage. The subject is on a 13,662 square foot site in Deerfield, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. The appellant submitted information on three comparable sales described as 1 or 2-story dwellings of brick construction. They range in age from 47 to 53 years old and range in size from 2,742 to 3,028 square feet of living area. The comparables have varying degrees of similarity with the subject and are located .25 of a mile from the subject. The comparables sold from June 2015 through January 2016 for prices ranging from \$507,200 to \$645,000 or from \$184.97 to \$213.01 per square foot of living area including land. The appellant requested the total assessment be maintained at \$222,428 which reflects a market value of approximately \$667,350 or \$216.32 per square foot of living

area including land at the statutory level of assessment. The appellant also disclosed the subject sold in November 2014 for \$710,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$222,428. The subject's assessment reflects a market value of \$670,772 or \$217.43 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of its assessment the board of review submitted information on nine comparables. They are described as 2-story brick or frame dwellings built between 1963 and 1968. They range in size from 2,740 to 3,294 square feet of living area. The comparables had varying degrees of similarity as compared to the subject. They are located within .59 of a mile from the subject. Four of the comparables sold from June 2013 through September 2014 for prices ranging from \$656,200 to \$739,000 or from \$213.54 to \$234.15 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 no change in the subject's assessment is warranted.

Both parties submitted a total of 12 comparables for the Board's consideration, seven of which were sales and five of which were equity comparables. The Board gave no weight to board of review comparables #5 through #9 since the basis of the appeal was overvaluation and these comparables had not recently sold. The Board gave less weight to appellant's comparable #3 based on its one-story style as compared to the subject's two-story design. Despite the somewhat dated sales, the Board gave more weight to board of review comparables #1, #2 and #4 and appellant's comparables #1 and #2 which are most similar to the subject. These comparables sold from July 2014 to October 2015 for prices ranging from \$507,200 to \$735,000 or from \$184.97 to \$234.15 per square foot of living area including land. The subject's assessment reflects a market value of \$670,772 or \$217.43 per square foot of living area, land included which is within the range of these most similar comparables. The recent sale of the subject for \$710,000 also supports the subject's assessed value. Based on this record, the Board finds no change in the 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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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: June 19, 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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