



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

APPELLANT: Marie Langer
DOCKET NO.: 16-02367.001-R-1
PARCEL NO.: 11-32-104-022

The parties of record before the Property Tax Appeal Board are Marie Langer, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$66,564
IMPR.: \$172,963
TOTAL: \$239,527

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 is improved with a two-story single-family dwelling of frame exterior construction situated on a 15,342-square foot golf course lot. The dwelling was built in 1999 and contains 3,782 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 599-square foot attached garage. The dwelling is located in Vernon Hills, Libertyville Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales located between 0.10 to 0.66 of a mile from the subject and all having the same neighborhood code as the subject. The dwellings are situated on lots ranging in size from 12,070 to 14,203 square feet of land area. The comparables consist of two-story single-family dwellings of brick exterior construction which were built in 1999 or 2002. The dwellings range in size from 3,470 to 4,078 square feet of living area. The

comparables each have a full unfinished basement, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 546 to 721-square feet of building area. The comparables sold from January 2015 to June 2016 for prices ranging from \$636,000 to \$679,500 or from \$158.53 to \$195.82 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reflecting a market value of approximately \$664,932 or \$175.81 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$259,472. The subject's assessment reflects a market value of approximately \$782,485 or \$206.90 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 contention of the correct assessment, the board of review submitted information on four comparable sales located between 0.592 to 0.88 of a mile of the subject and all having the same neighborhood code as the subject. The dwellings are situated on lots ranging in size from 11,988 to 15,696 square feet of land area and are all golf course lots, like the subject. The comparables consist of two-story single-family dwellings of frame or frame and brick exterior construction. The homes were built from 1999 to 2004. They range in size from 3,118 to 3,963 square feet of living area. Each of the comparables has an unfinished basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 483 to 719-square feet of building area. The comparables sold from January 2014 to May 2016 for prices ranging from \$675,000 to \$807,500 or from \$194.30 to \$223.37 per square foot of living area, including land. The board also provided a grid analysis of appellant's comparables showing that one comparable backs to a park, the subject and one comparable are golf course lots, and one comparable is an interior lot. Based on the foregoing 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties presented sales data for seven suggested comparable properties for the Board's consideration. Board of review comparables #1, #2 and #3 received reduced weight by the board as their 2014 sales are dated and thus less indicative of fair market value as of the subject's January 1, 2016 assessment date. The Board finds the best evidence of market value to be the appellant's comparables and board of review comparable #4 as these dwellings are most similar to the subject in location, design, foundation type, and most features. These comparables sold from January 2015 to June 2016 for prices ranging from \$536,000 to \$687,000 or from \$158.53 to \$220.33 per square foot of living area, including land. Board of review comparable #4 has a smaller dwelling area when compared to the subject. Accepted real estate valuation theory

provides that all factors being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. The subject's assessment reflects a market value of approximately \$782,485 or \$206.90 per square foot of living area, including land which is not supported by the most similar comparables in the record. After considering adjustments for differences in dwelling size and features, the Board finds that a reduction in the subject's assessment is 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(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: September 18, 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

State of Illinois

Property Tax Appeal Board

William G. Stratton Building, Room 402

401 South Spring Street

Springfield, IL 62706-4001

APPELLANT

Marie Langer, by attorney:

Gregory Riggs

Tax Appeals Lake County

830 West IL Route 22

Suite 286

Lake Zurich, IL 60047

COUNTY

Lake County Board of Review

18 North County Street

7th Floor

Waukegan, IL 60085

