



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

APPELLANT: Randall Imai
DOCKET NO.: 16-02541.001-R-1
PARCEL NO.: 11-33-401-079

The parties of record before the Property Tax Appeal Board are Randall Imai, 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: \$38,129
IMPR.: \$70,527
TOTAL: \$108,656

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 condominium of wood siding exterior construction with 2,036 square feet of living area. The dwelling was constructed in 2002. Features of the home include an unfinished walk-out basement, central air conditioning and a 400 square foot garage. The property is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located on the same street and within .19 of a mile of the subject. The comparables are described as two-story condominiums of wood siding exterior construction with either 1,913 or 2,036 square feet of living area. The condominiums were constructed in 2002. The comparables each have an unfinished basement, central air conditioning and a garage with 400 square feet of building area. The comparables sold from March 2013 to April 2015 for prices ranging from \$260,000 to \$360,000 or from

\$127.70 to \$176.82 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$108,656. The subject's assessment reflects a market value of \$327,672 or \$160.94 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 the subject's assessment, the board of review submitted information on six comparable sales located on the same street as the subject and within .23 of a mile of the subject. One of these comparables was also submitted by the appellant. The comparables are described as two-story condominiums of wood siding exterior construction ranging in size from 1,734 to 2,036 square feet of living area. The condominiums were constructed in 2002 or 2003. Two comparables each have a basement and one comparable has a fireplace. Each comparables features central air conditioning and a garage with 400 square feet of building area. The comparables sold from January 2015 to April 2016 for prices ranging from \$304,900 to \$360,000 or from \$162.05 to \$182.81 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

In rebuttal, the appellant submitted a letter critiquing the comparables submitted by the assessor.

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 Board finds the parties submitted nine comparable sales for consideration. The Board gave reduced weight to the appellant's comparables #1 and #2 based on their 2013 sales which are dated and less likely to be reflective of market value as of the January 1, 2016 assessment date. The Board also gave less weight to board of review comparables #2, #3, #5 and #6 due to their lack of basements unlike the subject.

The Board finds the best evidence of market value for the subject property to be appellant's comparable #4, board of review comparable #4 and the parties' common comparable. These three comparables are most similar to the subject in location, design, age and features. The comparables sold from December 2014 to April 2016 for prices ranging from \$304,900 to \$360,000 or from \$161.53 to \$176.82 per square foot of living area, including land. The subject's assessment reflects a market value of \$327,672 or \$160.94 per square foot of living area, including land which falls within the overall price range established by the most similar comparables sales in the record but slightly below on a per square foot basis. After considering any necessary 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 record, the Board finds the appellant failed to demonstrate by a preponderance of the evidence that the subject 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(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: November 19, 2019



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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