



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

APPELLANT: Gloria Block-Secler & Harold Secler
DOCKET NO.: 16-02634.001-R-1
PARCEL NO.: 15-17-403-006

The parties of record before the Property Tax Appeal Board are Gloria Block-Secler & Harold Secler, the appellants, 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: \$46,429
IMPR.: \$108,555
TOTAL: \$154,984

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 dwelling of brick and vinyl siding exterior construction with approximately 2,974 square feet of living area.¹ The dwelling was constructed in 1989. Features of the home include a full basement with finished area including a bathroom, central air conditioning and a two-car garage. The property has a 10,000 square foot interior site and is located in Buffalo Grove, Vernon Township, Lake County.

¹ The appellants' appraiser reported a dwelling size of 2,974 square feet supported by a schematic drawing. The board of review reported a dwelling size of 2,978 square feet which was supported by a property record card that included a schematic drawing. For purposes of this decision, the slight size discrepancy does not prohibit a determination of the correct assessment on this record.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal² prepared by James E. Sloan, Certified Residential Real Estate Appraiser, estimating the subject property had a market value of \$445,000 as of January 1, 2016.

As to the subject dwelling, Sloan reported the home had "moderately updated kitchen and bathrooms" and a semi-finished basement with finished ceiling and floor, but no wall finishing "just painted concrete foundation walls." As part of the reconciliation of the appraisal report, Sloan wrote "The subject property was inspected on 10/9/12" and likewise in the signature block he reported the inspection occurred on October 9, 2012.

The appraiser utilized the sales comparison approach to value and analyzed three comparable properties located within .39 of a mile from the subject. The comparable parcels range in size from 10,621 to 12,708 square feet of land area with comparables #1 and #2 having "golf course" views. The properties have been improved with two-story dwellings that were each 27 years old like the subject. The homes range in size from 2,891 to 2,999 square feet of living area. Each home has a full basement with finished area with comparable #3 also having a bedroom and bath in the basement. Each dwelling has central air conditioning, a fireplace and an attached two-car garage. The properties sold in August and December 2015 for prices ranging from \$468,000 to \$485,000 or from \$156.05 to \$162.57 per square foot of living area, including land.

As depicted in the appraisal report, the appraiser adjusted comparables #1 and #2 downward by \$25,000 for their "view" of the golf course as compared to the subject property's residential view. Downward adjustments were made to comparable #3 for room count and for the finished basement bedroom and bath. Each comparable sale was also given a downward adjustment for the fireplace amenity that was not present in the subject dwelling. After adjustments, Sloan concluded estimated values for the comparables ranging from \$438,000 to \$465,000 or from \$146.05 to \$155.21 per square foot of living area, including land.

Based on the foregoing evidence, the appellants requested an assessment reflective of the appraised value of the subject property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$154,984. The subject's assessment reflects a market value of \$467,391 or \$157.16 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.

As to the appellants' appraisal report, the board of review contended that appraisal sale #3, "after adjustments, supports the subject's assessment." The board of review also noted that sales #1 and #2 were located on golf course sites.

² While the Section V grid analysis was also completed with three comparable sales, the Board find that these sales are appraisal sales #1, #2 and #3 which form the basis of the appraiser's opinion of value with adjustments. Therefore, these sales will not be further addressed besides consideration of the appraisal and the board of review's response thereto.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales in the subject's subdivision. The comparable parcels range in size from 11,092 to 16,220 square feet of land area. The properties have been improved with two-story dwellings with wood siding exterior construction that were built 1990 and 1991. The homes range in size from 2,885 to 3,017 square feet of living area. Each home has a full basement with finished area. Each dwelling has central air conditioning and a garage ranging in size from 441 to 693 square feet of building area. Three of the comparables each have a fireplace. The properties sold between June 2015 and January 2016 for prices ranging from \$535,000 to \$564,000 or from \$185.44 to \$190.35 per square foot of living area, including land.

Based on the foregoing evidence and argument, the board of review requested confirmation of the subject's estimated market value as reflected by its assessment.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board has given reduced weight to the value conclusion set forth in the appellants' appraisal report since the inspection of the subject property was not performed closer in time to the date of the appraisal; while the property was valued as of January 1, 2016 and the report was finalized in September 2016, the appraiser last viewed the subject property in September 2012. Thus, the appraiser's contentions about the condition/finish of the subject's basement and the kitchen/bathroom updating may not accurately reflect the status of the dwelling's condition as of the valuation date and the lien date at issue. This detracts from the weight and credibility of the value conclusion made by Sloan.

The Board finds the best evidence of market value to be appraisal sale #3 submitted by the appellants along with the board of review comparable sales. The Board has given reduced weight to appraisal sales #1 and #2 as these properties require substantial adjustments for their golf course views as compared to the subject property. The appraisal sale #3 and the board of review comparable sales sold between June 2015 and January 2016 for prices ranging from \$485,000 to \$564,000 or from \$161.88 to \$190.35 per square foot of living area, including land. The subject's assessment reflects a market value of \$467,391 or \$157.16 per square foot of living area, including land, which is below the range established by the best comparable sales in the record both in terms of overall value and on a per-square-foot basis. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds 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



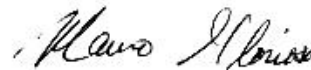
Member

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Gloria Block-Secler & Harold Secler
642 Raintree Rd
Buffalo Grove, IL 60089

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085