



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

APPELLANT: Christine Sipe
DOCKET NO.: 16-03081.001-R-1
PARCEL NO.: 15-19-201-011

The parties of record before the Property Tax Appeal Board are Christine Sipe, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$64,120
IMPR.: \$140,310
TOTAL: \$204,430

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 dwelling of brick exterior construction with 4,089 square feet of living area. The dwelling was constructed in 1989. Features of the home include a full unfinished basement, central air conditioning, four fireplaces and an 851 square foot attached garage. The property has a 103,237 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted information on six comparable sales located from .26 to 1.28 miles from the subject property. The comparables are described as two-story dwellings of frame or brick exterior construction that range in size from 3,310 to 4,600 square feet of living area. The dwellings were constructed from 1984 to 1987. The comparables have basements, four of which have finished areas. Additional features of the homes are central air conditioning, one to four

fireplaces and a garage that ranges in size from 550 to 924 square feet of building area. The comparables have sites ranging in size from 45,302 to 131,987 square feet of land area. The comparables sold from July 2014 to December 2015 for prices ranging from \$440,000 to \$620,000 or from \$107.61 to \$162.64 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$204,430 which would reflect a market value of approximately \$613,290 or \$149.99 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$227,778. The subject's assessment reflects a market value of \$686,906 or \$167.99 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 four comparable sales located from .623 to 1.281 miles from the subject property. The board of review comparable #2 was the same property as appellant's comparable #5. The comparables are improved with two-story dwellings of frame or brick exterior construction that range in size from 3,516 to 4,286 square feet of living area. The dwellings were constructed from 1986 to 1990. The comparables have basements, three of which have finished areas. Additional features of the homes are central air conditioning, two fireplaces and a garage that ranges in size from 638 to 888 square feet of building area. The comparables have sites ranging in size from 45,738 to 54,014 square feet of land area. The comparables sold from January 2015 to July 2015 for prices ranging from \$535,000 to \$810,000 or from \$144.99 to \$195.53 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.

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 warranted.

The Board finds the parties submitted nine suggested sale comparables for consideration where one comparable was used by both parties. The Board gave less weight to the appellant's comparables #1, #2, #5 and #6 along with board of review comparables #1, #2 and #4 due to their dissimilar frame exterior, smaller dwelling size and/or superior finished basement when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparables #3 and #4, along with board of review comparable #3. The Board finds these properties to be the most similar location, design, age, dwelling size and features, but have smaller sites when compared to the subject. They sold from October 2014 to December 2015 for prices ranging from \$535,000 to \$605,000 or from \$127.26 to \$144.99 per square foot of living area, including land. The

subject's assessment reflects a market value of \$686,906 or \$167.99 per square foot of living area, including land, which falls above the range established by the most similar comparable sales in this record in overall value. Even though the appellant's comparable #4 is a slightly dated sale, the board finds this sale to have the most similar features including unfinished basement and site size when compared to the subject. After considering 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 not supported. Based on this record, the Board finds the appellant demonstrated by a preponderance of the evidence that the subject was overvalued and 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: January 15, 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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