



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

APPELLANT: Bruce Levine
DOCKET NO.: 16-03097.001-R-1
PARCEL NO.: 15-21-101-002

The parties of record before the Property Tax Appeal Board are Bruce Levine, 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: \$43,852
IMPR.: \$90,790
TOTAL: \$134,642

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 single-family dwelling of wood-siding exterior construction with 2,115 square feet of living area. The dwelling was constructed in 1988. Features of the home include unfinished basement, central air conditioning, a fireplace and a 440-square foot attached garage. The property has a 9,445-square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The taxpayer's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales located from .03 to .17 of a mile from the subject property. The comparables are described as two-story single-family dwellings of wood-siding construction with either 2,355 or 2,370 square feet of living area. The dwellings were constructed in 1988. Features of the comparables include a basement with two comparables having a finished area, central air conditioning, two comparables have a fireplace, and all comparables have an attached garage of 440 square feet of building area. The comparables have sites ranging in size from 10,225 to 12,494 square feet of land area. The comparables sold from

May 2015 to September 2015 for prices ranging from \$437,000 to \$460,000 or from \$184.39 to \$195.33 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$134,642, representing a market value of approximately \$406,037 or \$191.98 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 \$140,114. The subject's assessment reflects a market value of \$422,539 or \$199.78 per square foot of living area including land, when applying the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

The board of review submitted information on four comparable sales, three of which were also submitted by the appellant, located from .029 to .516 of a mile from the subject property. The comparables are improved with two-story single-family dwellings of wood-siding exterior construction that have either 2,355 or 2,370 square feet of living area. The dwellings were constructed in either 1988 or 1990. The comparables feature basements with three comparables having a finished area, central air conditioning, three comparable have a fireplace, and each comparable has a 440 square-foot attached garage. The comparables have sites ranging from 10,225 to 12,494 square feet of land area. The comparables sold from May 2015 to September 2015 for prices ranging from \$437,000 to \$488,000 or from \$184.39 to \$207.22 per square foot of living area including land. Based on this evidence, the board of review requested that the subject property's assessment be affirmed.

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 Board finds the parties submitted four suggested sale comparables for the Board's consideration. Three of these comparables were submitted by both parties. The Board gave less weight to board of review's comparable sale #3 due to its renovations/upgrades as noted on the MLS.

The Board finds the best evidence of market value to be appellant's comparable sales #1 through #3 which are also board of review comparables #4, #2 and #1, respectively. The Board finds these comparables are most similar to the subject in location, site size, dwelling size, age, design and features. These comparables sold for prices ranging from \$184.39 to \$195.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$199.78 per square foot of living area, including land, which is higher than the range established by the best comparable sales in this record on a per square foot of living area basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds that the appellant demonstrated by a preponderance of the evidence that the subject was overvalued and, therefore, the subject's estimated market value as reflected by its assessment is

not supported. Based on this record, 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: February 13, 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

Bruce Levine, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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