



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

APPELLANT: Richard Doppelt
DOCKET NO.: 16-03142.001-R-1
PARCEL NO.: 15-36-205-007

The parties of record before the Property Tax Appeal Board are Richard Doppelt, 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 **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: \$65,031
IMPR.: \$238,699
TOTAL: \$303,730

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 dryvit exterior construction with 4,117 square feet of living area. The dwelling was constructed in 1998. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 837 square foot attached garage. The property has a 22,444 square foot site and is located in Riverwoods, Vernon 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 from .08 to 1.25 miles from the subject property. The comparables are described as two-story dwellings of either dryvit, brick or frame exterior construction that range in size from 3,833 to 4,492 square feet of living area. The dwellings were constructed from 1978 to 1997. The comparables have basements, two of which have finished areas. Additional features of the homes include central air

conditioning; one or two fireplaces and a garage that ranges in size from 693 to 887 square feet of building area. The comparables have sites ranging in size from 22,819 to 50,965 square feet of land area. The comparables sold from December 2014 to May 2016 for prices ranging from \$650,000 to \$800,000 or from \$151.90 to \$208.71 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$274,439 which would reflect a market value of approximately \$823,317 or \$199.98 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 \$303,730. The subject's assessment reflects a market value of \$915,953 or \$222.48 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 which are located from .04 to .388 of a mile from the subject property. The comparables are improved with two-story dwellings of either frame, dryvit or brick exterior construction that range in size from 4,014 to 4,248 square feet of living area. The dwellings were constructed from 1993 to 2001. The comparables have basements, two of which have finished areas. Additional features of the homes include central air conditioning, one or two fireplaces and a garage that ranges in size from 614 to 1,050 square feet of building area. The comparables have sites ranging in size from 14,375 to 43,902 square feet of land area. The comparables sold from October 2014 to June 2015 for prices ranging from \$847,500 to \$1,082,000 or from \$199.51 to \$262.11 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

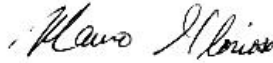
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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 not warranted.

The Board finds the parties submitted eight suggested comparable sales for consideration. The Board gave less weight to the appellant's comparable #1 along with board of review comparables #3 and #4 due to their sales occurring in October 2014 and December 2014 which are dated and less indicative of market value as of the January 1, 2016 assessment date. The Board also gave less weight to appellant's comparables #3 and #4 due to their older age when compared to the subject. The Board also gave less weight to the board of review comparable #1 due to its larger site size as compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sale #2 along with board of review comparable sale #2. These two comparables were most similar to the subject in location, style, age, dwelling size and most features. The two comparables sold in June of 2015 and May 2016 for prices of \$800,000 and \$950,000 or for \$208.71 and \$229.19 per

square foot of living area including land. The subject's assessment reflects a market value of \$915,953 or \$222.48 per square foot of living area, including land, which falls between the best comparable sales in this record. Furthermore, the Board finds board of review comparable sale #2 which also has an unfinished basement to be most similar to the subject. It sold in June 2015 for \$950,000 or \$229.19 per square foot of living area, including land, which is more than the subject's estimated market value as reflected by its assessment. 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 supported. Based on this record the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and no 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

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