



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

APPELLANT: Ronald Herbes
DOCKET NO.: 16-03497.001-C-1
PARCEL NO.: 06-34-200-035

The parties of record before the Property Tax Appeal Board are Ronald Herbes, 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: \$27,310
IMPR.: \$91,845
TOTAL: \$119,155

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, five-unit apartment building of brick and frame construction with 5,180 square feet of building area. The building was constructed in 1944; four of the apartments consist of two bedrooms and one bathroom while the fifth unit is a one-bedroom, one bathroom apartment. The property has a 24,394 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales. One comparable is in Grayslake and reportedly near train tracks. The remaining four properties are located in Round Lake Beach, Fox Lake or Wauconda. The comparable parcels range in size from 9,000 to 87,120 square feet of land area. They are multi-family four-unit to eleven-unit buildings which range in size from 3,324 to 10,060 square feet of building area. Four of the properties sold between October 2014

and June 2016 for prices ranging from \$125,000 to \$600,000 or from \$11,364 to \$73,500 per apartment unit or from \$23.85 to \$65.00 per square foot of building area, including land. Comparable #4 was described as "under contract" for \$300,000 or for \$37,500 per apartment unit or for \$90.25 per square foot of building area, including land.

Based on this evidence, the appellant requested application of the median sale price of \$52,000 per apartment unit be applied to the subject building.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$119,155. The subject's assessment reflects a market value of \$359,334 or \$71,867 per apartment unit or \$69.37 per square foot of building 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 its contention of the correct assessment the board of review submitted information on six comparable sales of two-story or 2.5-story apartment buildings located in Grayslake, Mundelein or Antioch. Board of review comparable #1 is the same property as appellant's comparable #5. The properties have one or two buildings that feature from four to nineteen units; the units vary from one-bedroom to three-bedroom units. The comparable parcels range in size from 16,732 to 43,119 square feet of land area. The buildings were built from 1965 to 1987 and range in size from 3,724 to 16,930 square feet of building area. The properties sold between April 2013 and January 2018 for prices ranging from \$240,000 to \$1,140,000 or from \$60,000 to \$72,000 per apartment unit or for \$59.64 and \$88.86 per square foot of building area, including land.

The board of review argued that the sales in the record reflect prices from \$60,000 to \$72,000 per apartment unit; the median of those prices is \$64,660 per apartment unit for an indicated market value of \$323,500 for the subject.

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 parties submitted a total of ten comparable properties to support their respective positions before the Property Tax Appeal Board with one common property submitted by both parties.

The Board finds all ten comparable properties have varying degrees of similarity to the subject. The properties are similar to the subject in location, design and utility. These comparables sold or were under contract between May 2013 and January 2018 for prices ranging from \$125,000 to \$1,140,000 or from \$11,364 to \$72,000 per apartment unit or from \$23.85 to \$90.25 per square foot of building area, including land. The subject's assessment reflects a market value of \$359,334 or \$71,867 per apartment unit or \$69.37 per square foot of building area, including

land, which falls within the range established by the comparable sales in this record. The Board finds that board of review comparable #6 is in many respects most similar to the subject property and sold for the highest sale price per unit which supports the subject's current estimated market value based upon its assessment. Based on this evidence 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: December 23, 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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