



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

APPELLANT: Ronald Sheble
DOCKET NO.: 16-03500.001-C-1
PARCEL NO.: 15-34-302-034

The parties of record before the Property Tax Appeal Board are Ronald Sheble, 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: \$ 81,905
IMPR.: \$209,997
TOTAL: \$291,902

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 one-story single-tenant owner-occupied commercial building with 14,490 square feet of building area that was constructed in 1986. The property has a 40,000 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight comparable sales located in Buffalo Grove, Wheeling or Arlington Heights. The parcels range in size from 39,421 to 51,457 square feet of land area and have been improved with buildings that were built between 1975 and 1997. The buildings range in size from 10,049 to 20,000 square feet of building area. The comparables sold between March 2015 and June 2016 for prices ranging from \$500,000 to \$1,115,000 or from \$35.61 to \$86.58 per square foot of building area, including land.

Based on this evidence, the appellant requested application of the median sale price of \$44.26 per square foot 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 \$291,902. The subject's assessment reflects a market value of \$880,283 or \$60.75 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 response to the appellant's comparable sales evidence, the board of review asserted that comparables #3 through #8 were located outside of Lake County. Furthermore, the building sizes reported for appellant's comparables #1 and #2 are not the same as depicted in the records of the assessor for these buildings whereas the appellant reported building size data drawn from Co-Star printouts that were attached to the appeal petition.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located in Buffalo Grove. Board of review comparables #1 and #2 are the same properties as appellant's comparables #1 and #2 although the building sizes have been drawn from the property record cards maintained by the assessing officials. The parcels range in size from 47,636 to 80,150 square feet of land area and have been improved with buildings that were built between 1985 and 2000. The buildings range in size from 12,134 to 24,676 square feet of building area. The comparables sold between March 2015 and December 2016 for prices ranging from \$870,000 to \$2,700,000 or from \$65.47 to \$109.42 per square foot of building area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 eleven comparable properties, with two common properties submitted by both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #3 through #8 which are not located within Lake County whereas the board of review was able to present four properties located in relatively close proximity to the subject and which were within Lake County. The Board has also given little weight to the building sizes as reported by the appellant for comparables #1 and #2 since the board of review has presented copies of the applicable property record cards with schematic drawings to support the building sizes.

Therefore, the Board finds the best evidence of market value to be the board of review comparable sales. These most similar comparables sold between March 2015 and December

2016 for prices ranging from \$870,000 to \$2,700,000 or from \$65.47 to \$109.42 per square foot of building area, including land. The subject's assessment reflects a market value of \$880,283 or \$60.75 per square foot of building area, including land, which is at the low end of the range established by the best comparable sales in this record in terms of overall value and below the range on a per-square-foot basis. 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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