



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

APPELLANT: Gay Portnoy
DOCKET NO.: 16-03550.001-R-1
PARCEL NO.: 02-17-101-090

The parties of record before the Property Tax Appeal Board are Gay Portnoy, 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:	\$30,877
IMPR.:	\$0
TOTAL:	\$30,877

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 21,344 square foot vacant residential lakefront lot. The property is located on Antioch Lake in Antioch, Antioch Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located within .38 of a mile of the subject along with a map depicting the comparables locations in relation to the subject property. Comparable #1 is a vacant lakefront lot situated on Antioch Lake. Comparables #2 and #3 are vacant lots like the subject but they are not lakefront property. The vacant residential lots contain from 8,091 to 11,944 square feet of land area. The comparables sold in March 2014 or July 2016 for prices of \$41,000 or \$43,000 or from \$3.43 to \$5.31 per square foot of land area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$30,877. The subject's assessment reflects a market value of \$93,115 or \$4.36 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 its contention of the correct assessment, the board of review submitted information on four comparable sales that included a map depicting their locations in relation to the subject property. Comparable #3 submitted by the board of review is the same property as the appellant's comparable #1. The comparables consist of vacant residential lakefront lots located within .23 of a mile of the subject property on Antioch Lake. The vacant residential lots contain from 11,944 to 20,909 square feet of land area. The comparables sold from June 2013 to May 2017 for prices ranging from \$41,000 to \$132,000 or from \$3.24 to \$6.59 per square foot of land area. Based on this evidence, the appellant requested a reduction in 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 no reduction in the subject's assessment is warranted.

The parties submitted six comparable sales for the Board's consideration which includes the common comparable. The Board gave less weight to the appellant's comparables #2 and #3 due to their dissimilar non-lakefront locations when compared to the subject. The Board also gave less weight to board of review comparables #2 and #4 as their sales in 2013 and 2017 are less proximate in time to the lien date at issue thus less likely to be indicative of the market value of the subject as of the January 1, 2016 assessment date. The subject's assessment reflects a market value of \$93,115 or \$4.36 per square foot of land area, which is supported by the parties common comparable and board of review comparable #1. The common comparable is approximately 50% smaller than the subject, however its' sale in July 2016 for a price of \$41,000 supports the subjects market value due to its larger lot size. Board of review comparable #1 is most similar to the subject in location and size, although the sale in April 2014 for a price of \$120,000 is slightly dated, it also supports the subject's market value. 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. Therefore, no reduction in the subject's land assessment is warranted.

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: July 16, 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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