



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

APPELLANT: Troy Ihlanfeldt
DOCKET NO.: 16-03650.001-R-1
PARCEL NO.: 12-34-305-011

The parties of record before the Property Tax Appeal Board are Troy Ihlanfeldt, 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: \$205,628
IMPR.: \$426,691
TOTAL: \$632,319

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 1.5-story dwelling of brick exterior construction with 6,448 square feet of living area. The dwelling was constructed in 1929. Features of the home include a basement with finished area, central air conditioning, four fireplaces and a 676 square foot garage. The property has a 20,446 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparables located between .39 and .96 of a mile from the subject property. The comparables consist of 2-story dwellings of brick or wood siding exterior construction ranging in size from 5,402 to 8,134 square feet of living area. The dwellings were constructed from 1897 to 1975 with effective ages ranging from 1908 to 1975. The comparables each have a basement with two having finished area. In addition, each

comparable has central air conditioning, three or five fireplaces and a garage ranging in size from 768 to 970 square feet of building area. The comparables have sites ranging in size from 45,302 to 189,819 square feet of land area. The comparables sold from June 2014 to January 2016 for prices ranging from \$1,750,000 to \$6,100,000 or from \$309.19 to \$749.94 per square foot of living area, including land. Based on the comparable sales 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 \$632,319. The subject's assessment reflects a market value of \$1,906,873 or \$295.73 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 three comparable sales that are located between .69 of a mile and 1.24 miles from the subject property. The comparables were improved with 1.75-story dwellings of stone, stucco or brick exterior construction that range in size from 5,053 to 6,905 square feet of living area. The dwellings were constructed from 1910 to 1928 with effective ages ranging from 1939 to 1961. Each comparable has a basement with two having finished area. In addition, the comparables each have central air conditioning, three or five fireplaces and a garage ranging in size from 552 to 864 square feet of building area. Two of the comparables were reported to have either a 648 or 800 square foot in-ground swimming pool. The comparables have sites ranging in size from 20,400 to 46,609 square feet of land area. These properties sold from March 2014 to May 2016 for prices ranging from \$2,187,250 to \$3,483,750 or from \$412.72 to \$504.53 per square foot of living area, including land. Based on the comparable sales 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 no reduction in the subject's assessment is warranted.

The parties submitted six suggested comparables for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject due to differences in land area, dwelling size, design, age and/or features. The Board gave less weight to the appellant's comparables #1 and #2 due to dwellings being dissimilar in age when compared to the subject. The Board also finds the appellant's comparables #1 and #3, along with board of review comparable #1 sold in 2014 which are dated and less likely to be indicative of the subject's market value as of the January 1, 2016 assessment date.

The Board finds on this limited record the best evidence of market value to be board of review comparable sales #2 and #3. Despite that these comparables have smaller dwelling sizes and varying degrees of similarity when compared to the subject, these homes sold more proximate in

time to the January 1, 2016 assessment date and are somewhat similar to the subject in land area, age and some features. These comparables sold in November 2015 and May 2016 for prices of \$2,187,250 and \$2,350,000 or for \$432.86 and \$504.53 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,906,873 or \$295.73, including land, which while below the best comparables, is also supported by the most similar comparable sales in this record after giving due consideration to adjustments for age, size and/or features. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the subject's 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: September 17, 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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