



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

APPELLANT: James Tener
DOCKET NO.: 16-03726.001-R-1
PARCEL NO.: 11-23-110-005

The parties of record before the Property Tax Appeal Board are James Tener, 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: \$74,514
IMPR.: \$110,102
TOTAL: \$184,616

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 2-story dwelling of wood siding construction with 2,684 square feet of living area. The dwelling was constructed in 1999. Features of the home include a full unfinished basement, central air conditioning, a fireplace, a 440 square foot attached garage and a 960 square foot detached garage. The property has a 76,731 square foot site and is located in Libertyville 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 within .61 of a mile of the subject. The comparables are described as either a 1.5 story, a 1.75-story or a 2-story dwellings of wood siding exterior construction ranging in size from 2,009 to 3,006 square feet of living area. The dwellings were constructed from 1974 to 1986. The comparables have full unfinished basements, central air conditioning, one fireplace and a garage ranging in size from 506 to 865

square feet of building area. The comparables are situated on sites ranging in size from 53,419 to 71,024 square feet of land area. The comparables sold from May 2014 to April 2016 for prices ranging from \$420,000 to \$575,000 or from \$191.28 to \$209.06 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$184,616. The subject's assessment reflects a market value of \$556,743 or \$207.43 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 located within .926 of a mile of the subject. The comparables are described as one, 1.5-story, one, 1.75-story and two, 2-story dwellings of wood siding exterior construction ranging in size from 2,009 to 3,034 square feet of living area. The dwellings were constructed from 1974 to 1989. The comparables have partial or full unfinished basements. Features of each comparable include central air conditioning, one fireplace and a garage containing from 506 to 865 square feet of building area. The comparables are situated on sites ranging in size from 47,352 to 71,024 square feet of land area. The comparables sold from May 2014 to April 2016 for prices ranging from \$420,000 to \$694,500 or from \$191.28 to \$228.91 per square foot of living area, including land. Board of review comparables #2, #3 and #4 were submitted by the appellant as comparables #1, #2 and #3, respectively. 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 four comparable sales for consideration, which includes the parties three common comparables. The Board gave less weight to the parties' common comparable (appellant's comparable #2 and board of review comparable #3) based on its sale date in 2014 which was less proximate in time to the January 1, 2016 assessment date and less likely to be reflective of market value.

The Board finds the best evidence of market value for the subject property to be the parties' two remaining common comparables and board of review comparable #1. These comparables have varying degrees of similarity to the subject in location, dwelling size and/or features. These comparables sold from February 2015 to April 2016 for prices ranging from \$420,000 to \$694,500 or from \$191.28 to \$228.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$325,124 or \$179.23 per square foot of living area, including land, which is supported by the best comparable sales in the record. After

considering necessary adjustment 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 and 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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