



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

APPELLANT: Alan Weintroub
DOCKET NO.: 16-03748.001-R-1
PARCEL NO.: 09-02-202-015

The parties of record before the Property Tax Appeal Board are Alan Weintroub, 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: \$21,971
IMPR.: \$72,998
TOTAL: \$94,969

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 dwelling of brick and vinyl siding exterior construction with 2,522 square feet of living area. The dwelling was constructed in 2009. Features of the home include a full basement with 1,116 square feet of finished area, central air conditioning and a 760 square foot garage. The property has an 8,124 square foot site and is located in Volo, Wauconda 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 located within .34 of a mile from the subject. The comparable parcels range in size from 8,124 to 14,719 square feet of land area and have each been improved with two-story dwellings of vinyl siding exterior construction. The homes were built between 2006 and 2012 and range in size from 2,320 to 2,773 square feet of living area. Each comparable has a full basement, two of which have finished areas of 900 and

1,200 square feet, respectively. The homes each have central air conditioning and a garage ranging in size from 396 to 590 square feet of building area. Four of the comparables each have a fireplace. The comparables sold between September 2015 and June 2016 for prices ranging from \$217,000 to \$290,000 or from \$92.03 to \$124.96 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced assessment reflective of a market value of approximately \$264,809 or \$105.00 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$94,969. The subject's assessment reflects a market value of \$286,396 or \$113.56 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 eight comparable sales located within .38 of a mile from the subject. Board of review comparables #3 and #6 are the same properties as appellant's comparables #5 and #3, respectively. The comparable parcels range in size from 8,124 to 12,576 square feet of land area and have each been improved with two-story dwellings of vinyl siding or brick and vinyl siding exterior construction. The homes were built between 2006 and 2014 and range in size from 2,358 to 2,773 square feet of living area. Each of the comparables have full basements, two of which have finished areas of 912 and 1,200 square feet, respectively. Each home has central air conditioning and a garage ranging in size from 400 to 549 square feet of building area. Seven of the comparables each have a fireplace. The comparables sold between May 2014 and August 2016 for prices ranging from \$265,000 to \$290,000 or from \$104.58 to \$115.42 per square foot of living 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 eleven comparable properties to support their respective positions before the Property Tax Appeal Board, with two common comparables presented. The Board has given reduced weight to each of the comparable properties that lack basement finish since the subject has 1,116 square feet of finished area in the basement.

The Board finds the best evidence of market value to be appellant's comparable sales #4 and #5 along with board of review comparable sales #2 and #3, where appellant #5/board of review #3

are the same property. These three most similar comparables sold between July 2014 and June 2016 for prices ranging from \$285,000 to \$289,900 or from \$113.01 to \$124.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$286,396 or \$113.56 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. 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



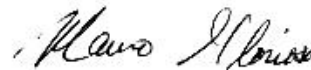
Member

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: November 19, 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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