



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

APPELLANT: Eric Grossman
DOCKET NO.: 16-03751.001-R-1
PARCEL NO.: 09-11-105-034

The parties of record before the Property Tax Appeal Board are Eric Grossman, 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: \$19,910
IMPR.: \$77,530
TOTAL: \$97,440

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 vinyl siding exterior construction with 3,232 square feet of living area. The dwelling was constructed in 2011. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 460 square foot garage. The property has a 7,362 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 three comparable sales located within .21 of a mile from the subject. The comparable parcels range in size from 7,362 to 9,100 square feet of land area and have each been improved with two-story dwellings of vinyl siding exterior construction. The homes were built in 2014 or 2015 and range in size from 2,854 to 3,232 square feet of living area. Two of the comparables have full unfinished basements and each has central air

conditioning along with a garage ranging in size from 418 to 506 square feet of building area. The comparables sold between March and October 2015 for prices ranging from \$247,500 to \$290,000 or from \$79.79 to \$90.27 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 \$274,719 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 \$97,440. The subject's assessment reflects a market value of \$293,848 or \$90.92 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 located within .22 of a mile from the subject. The comparable parcels range in size from 6,382 to 12,746 square feet of land area and have each been improved with two-story dwellings of vinyl siding exterior construction. The homes were built in 2013 or 2014 and range in size from 2,854 to 3,154 square feet of living area. Each of the comparables have full unfinished basements, central air conditioning and a garage ranging in size from 506 to 895 square feet of building area. The comparables sold between May 2014 and May 2015 for prices ranging from \$269,990 to \$287,367 or from \$85.60 to \$99.86 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 seven comparable properties to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable sale #2 due to its lack of basement foundation when compared to the subject's full basement foundation.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #3 along with the board of review comparable sales. These comparables have varying similarities to the subject property. The comparables are similar to the subject in location, age, design and most features. These six comparables sold between May 2014 and May 2015 for prices ranging from \$257,625 to \$290,000 or from \$85.60 to \$99.86 per square foot of living area, including land. The subject's assessment reflects a market value of \$293,848 or \$90.92 per square foot of living area, including land, which is within the range established by the best comparable sales in this record on a per-square-foot basis. The Board further recognizes that the subject is somewhat

larger than five of these six best comparables and is identical in dwelling size to appellant's comparable #3 which sold in May 2015 for \$89.73 per square foot of living area; this otherwise most similar comparable, however, lacks a fireplace which is an amenity of the subject dwelling. After considering adjustments and the differences in the best suggested comparables when compared to the subject property, 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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