



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

APPELLANT: Steve Hersted
DOCKET NO.: 16-03759.001-R-1
PARCEL NO.: 09-02-206-014

The parties of record before the Property Tax Appeal Board are Steve Hersted, 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: \$25,645
IMPR.: \$84,564
TOTAL: \$110,209

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 is improved with a two-story dwelling with vinyl siding containing 3,674 square feet of living area. The dwelling was constructed in 2007. Features of the home include an unfinished basement, central air conditioning, one fireplace and a three-car integral garage with 609 square feet of building area. The property has a 9,483 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 improved with two-story dwellings with vinyl siding containing either 3,424 or 3,488 square feet of living area. The dwellings were built in 2004 and 2007. Each property has a basement with one being finished, central air conditioning and an attached garage with either 546 or 689 square foot of building area. These properties are located from 1.78 to 1.91 miles from the subject property and have sites ranging in

size from 9,748 to 21,601 square feet of land area. The sales occurred in June and September 2015 for prices ranging from \$297,500 to \$326,000 or from \$86.89 to \$93.46 per square foot of living area inclusive of the land. The appellant requested the subject's assessment be reduced to \$95,515.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$110,209. The subject's assessment reflects a market value of \$332,355 or \$90.46 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 improved with two-story dwellings with vinyl siding ranging in size from 3,133 to 3,696 square feet of living area. The dwellings were built in 2007 and 2008. Each property has a basement with two having finished area, central air conditioning, one fireplace and an attached garage with either 609 or 638 square feet of building area. The comparables are located within .238 miles of the subject property and have sites ranging in size from 9,561 to 17,759 square feet of land area. The sales occurred from June 2014 to October 2016 for prices ranging from \$285,000 to \$375,000 or from \$90.97 to \$102.63 per square foot of living area including land. The board of review requested the assessment be sustained.

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 best evidence of market value to be board of review comparable sales #1, #3 and #4. These comparables were most similar to the subject in location, sold most proximate in time to the assessment date and had features similar to the subject in most respects except comparables #3 and #4 have finished basement area. These three comparables sold for prices ranging from \$340,000 to \$375,000 or from \$95.26 to \$102.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$332,355 or \$90.46 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Less weight was given the appellant's comparables due to their more distant location from the subject property relative to the sales used by the board of review. Less weight was given board of review sale #2 due to the transaction occurring in June 2014, not as proximate in time to the assessment date as the best sales provided by the board of review. 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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