



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

APPELLANT: Scot or Isabel Fisher
DOCKET NO.: 16-03771.001-R-1
PARCEL NO.: 09-24-304-040

The parties of record before the Property Tax Appeal Board are Scot or Isabel Fisher, the appellants, 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: \$ 25,368
IMPR.: \$104,117
TOTAL: \$129,485

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 frame construction with 3,492 square feet of living area. The dwelling was constructed in 2003. Features of the home include central air conditioning and a 559 square foot garage. The property has a 13,502 square foot site and is located in Wauconda, Wauconda Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales located within .73 of a mile of the subject property. The comparables consist of two-story frame dwellings that were built in 2004 or 2007. The comparables range in size from 2,984 to 3,608 square feet of living area. Two of the comparables have basements, one of which has finished area. Each comparable has central air conditioning, one or three fireplaces and a garage ranging in size from 600 to 840 square feet

of building area. The comparables sold between July 2014 and October 2015 for prices of \$300,000 or \$443,750 or from \$100.23 to \$122.99 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$108,241 which would reflect a market value of approximately \$324,723 or \$92.99 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$129,485. The subject's assessment reflects a market value of \$390,486 or \$111.82 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 1.302 miles from the subject property where board of review comparables #1, #2 and #4 are the same properties as appellants' comparables #2, #1 and #3, respectively. The comparables consist of two-story frame and masonry dwellings that were built between 2004 and 2008. The comparables range in size from 2,963 to 3,608 square feet of living area. Three of the comparables have basements, two of which have finished areas. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 600 to 952 square feet of building area. The comparables sold between June 2014 and October 2015 for prices ranging from \$300,000 to \$498,750 or from \$100.23 to \$168.33 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 appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of four comparable sale properties to support their respective positions before the Property Tax Appeal Board, with three properties common to both parties. The Property Tax Appeal Board has given reduced weight to board of review comparable #3 due to its distant location from the subject property.

The Board finds the best evidence of market value to be the three common properties submitted by the appellants' and the board of review. These three most similar comparables sold between July 2014 and October 2015 for prices ranging from \$300,000 or \$443,750 or from \$100.23 to \$122.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$390,486 or \$111.82 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. After considering adjustments to the comparables for differences

when compared to the subject, the Property Tax Appeal 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: April 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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COUNTY

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