



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

APPELLANT: Torrance & Sachi Ramaker
DOCKET NO.: 16-04868.001-R-1
PARCEL NO.: 11-21-219-008

The parties of record before the Property Tax Appeal Board are Torrance and Sachi Ramaker, the appellants, by attorney Jessica Hill-Magiera in Lake Zurich; 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: \$68,736
IMPR.: \$240,108
TOTAL: \$308,844

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 is improved with a two-story dwelling of frame construction with 3,543 square feet of living area. The dwelling was constructed in 2004. Features of the home include an unfinished basement, central air conditioning, five bathrooms, four fireplaces and an attached garage with 742 square feet of building area. The property has an 8,301 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on six comparable sales improved with two-story dwellings with wood siding or brick exteriors that range in size from 3,292 to 3,984 square feet of living area. The dwellings were built from 2005 to 2014. Each comparable has an unfinished basement, 1 to 4 fireplaces, 3½ to 5½ bathrooms and a garage ranging in size from 484 to 767 square feet of building area. These properties have sites ranging in size from 7,410 to 14,292

square feet of land area and are located from .22 to .81 miles from the subject property. The sales occurred from April 2015 to May 2016 for prices ranging from \$715,000 to \$953,956 or from \$186.34 to \$249.85 per square foot of living area inclusive of the land. The appellants requested the subject's assessment be reduced to \$273,541.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$308,844. The subject's assessment reflects a market value of \$931,375 or \$262.88 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 wood siding or brick exteriors that range in size from 3,053 to 3,930 square feet of living area. The dwellings were built from 1900 to 2014. The assessor attributed an effective age to the oldest comparable of 1996 as per the property record card. Each home has an unfinished basement, central air conditioning, one to four fireplaces, 3½ to 5 full and two ½ bathrooms, and a garage ranging in size from 484 to 685 square feet of building area. The comparables have sites ranging in size from 7,252 to 9,671 square feet of land area with three having the same assessment neighborhood code as the subject property. These properties sold from June 2014 to September 2015 for prices ranging from \$850,000 to \$1,520,000 or from \$258.83 to \$386.77 per square foot of land area, inclusive of the land. The board of review requested the assessment be confirmed.

The appellants' counsel submitted rebuttal comments accepting board of review comparables #1 and #2 but asserted board of review comparable #3 was not comparable due to age and comparable #4 was not comparable due to its sale date.

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 record contains ten comparable sales submitted by the parties to support their respective positions. The Board finds the best sales to be appellants' comparable sale #2 and board of review comparable sales #1, #2 and #4. These four sales are most similar to the subject in location, each being in the Copeland Manor North subdivision, the same subdivision as the subject property. Each comparable is improved with a two-story dwelling ranging in size from 3,053 to 3,977 square feet of living area and built from 2006 to 2014. Each property has relatively similar features as the subject property with potential upward adjustments needed to the board of review comparables due to fewer bathrooms, fewer fireplaces and smaller garages in relation to the subject property. The sales occurred from June 2014 to November 2015 for prices ranging from \$850,000 to \$950,000 or from \$228.82 to \$278.41 per square foot of living area, inclusive of the land. The subject's assessment reflects a market value of \$931,375 or \$262.88

per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported. Less weight was given the remaining comparables submitted by the appellants due to differences in location. Less weight is given board of review sale #3 due to differences in the subject in age and location. Additionally, board of review sale #3 appears to be an outlier when comparing its price to the other comparables submitted by the parties. 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: February 18, 2020



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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