



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

APPELLANT: Timothy Froderman
DOCKET NO.: 17-01089.001-R-1
PARCEL NO.: 14-33-304-019

The parties of record before the Property Tax Appeal Board are Timothy Froderman, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County 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 **a reduction** 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: \$51,133
IMPR.: \$125,516
TOTAL: \$176,649

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 2017 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, wood-sided, single-family dwelling built in 1991. The dwelling contains 3,362 square feet of living area. Features of the home include a full unfinished basement, central air-conditioning, a fireplace, and a 682-square foot attached garage. The dwelling is situated on a 43,592 square foot site and is located in Deer Park, Ela Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on nine comparable sales located from .26 of a mile to 1.84 miles from the subject and all having the same neighborhood code as the subject. The comparables consist of 1.5-story or two-story, wood-sided or brick exterior, single-family dwellings situated on sites ranging from 32,309 to 62,050 square feet of land area. The dwellings were built from 1984 to 1998 and range in size from 3,166 to 3,673 square feet of living area. The comparables each have

an unfinished basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 414 to 825 square feet of building area. The comparables sold from January 2016 to October 2017 for prices ranging from \$440,000 to \$530,000 or from \$136.89 to \$157.64 per square foot of living area, land included. Based on this evidence, the appellant requested an assessment reflecting a market value of approximately \$530,000 or \$157.64 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$190,938. The subject's assessment reflects a market value of approximately \$575,982 or \$171.32 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Lake County of 33.15% 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.¹ The comparables are located from .257 of a mile to 2.058 miles from the subject, all of which have the same neighborhood code as the subject. The comparables consist of two-story, wood-sided, single-family dwellings situated on sites containing 39,768 to 67,780 square feet of land area. The homes were built from 1980 to 1990 and range in size from 2,742 to 3,600 square feet of living area. The dwellings each have an unfinished basement, central air-conditioning, one or two fireplaces, and a garage ranging in size from 564 to 1,001 square feet of building area. Comparable #5 has a 646-square foot inground swimming pool. The comparables sold from December 2015 to May 2017 for prices ranging from \$507,500 to \$850,000 or from \$176.45 to \$236.11 per square foot of living area, land included. Based on the foregoing 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of 17 comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparables #2, #3, #4 and #9 as comparables #2 and #4 are located over 1.5 miles distant from the subject and comparables #3 and #9 differ from the subject in garage size. The Board also gave less weight to the board of review's comparables as comparables #2, #8 and #9 are located 1.218 to 2.058 miles from the subject property, comparables #1, #2, #3 and #5 all have larger garages, comparables #4, #7, #8 and #9 are smaller dwellings, and comparable #5 has an inground swimming pool, all dissimilar when compared to the subject,.

¹ Although the board of review's grid analysis contains nine comparable sales, comparables #3 and #6 are the same property.

The Board finds that appellant's comparable #1 and comparables #5 through #8 are the best comparables submitted in the record as they are similar to the subject in location, age, size, and most features. These comparables sold from May 2016 to July 2017 for prices ranging from \$440,000 to \$530,000 or from \$138.98 to \$157.64 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$575,982 or \$171.32 per square foot of living area, land included, which falls well above the range established by the best comparable sales in the record. After making adjustments to the comparables for any differences from the subject, the Board finds a reduction in the subject's assessment commensurate with appellant's request is 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: June 16, 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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