



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

APPELLANT: Danny Olsen
DOCKET NO.: 17-01747.001-R-1
PARCEL NO.: 09-26-404-012

The parties of record before the Property Tax Appeal Board are Danny Olsen, 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: \$19,089
IMPR.: \$45,769
TOTAL: \$64,858

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 consists of a one-story dwelling of brick exterior construction with 1,972 square feet of living area and a 576 square foot detached garage. The dwelling was constructed in 1956 but has an effective age 1966. The property has a 10,366 square foot site and is located in Wauconda, 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 .65 of a mile of the subject property. The comparables have sites ranging in size from 7,920 to 10,145 square feet of land area. The comparables consist of one-story dwellings of brick, aluminum or wood siding exterior construction containing either 1,680 or 1,800 square feet of living area. The dwellings were constructed from 1926 to 1958 but have effective ages ranging from 1951 to 1974. Two comparables each feature a basement with one having finished area. Each comparable has

central air conditioning and a fireplace. Two comparables each have a garage containing 437 or 720 square feet of building area. The comparables sold from January to September 2015 for prices ranging from \$121,000 to \$175,000 or from \$67.22 to \$104.17 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$64,858. The subject's assessment reflects a market value of \$195,650 or \$99.21 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 five comparable sales located within .665 of a mile of the subject property. The comparables have sites ranging in size from 5,997 to 11,070 square feet of land area. The comparables were improved with one-story dwellings of brick, vinyl, aluminum or wood siding exterior construction ranging in size from 1,299 to 1,640 square feet of living area. The dwellings were constructed from 1950 to 1985. Comparables #2 through #5 have effective ages ranging from 1966 to 2001. Two comparables each feature a basement with one having finished area. Each comparable has central air conditioning, two comparables each have one or two fireplaces and four comparables each have a garage ranging in size from 264 to 440 square feet of building area. The comparables sold from October 2015 to June 2016 for prices ranging from \$158,000 to \$199,000 or from \$105.54 to \$141.74 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 no reduction in the subject's assessment is warranted.

The parties submitted eight suggested comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject, due to significant differences to the subject in dwelling size, age, features and/or sale dates. The Board gave less weight to appellant's comparables #1 and #2 due to their older ages and/or dissimilar basement foundations, when compared to the subject. The Board also gave less weight to board of review comparables #1, #2 and #3 due to their smaller dwelling sizes, newer ages and/or dissimilar basement foundations, when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable #3, along with board of review comparable sale #4. The Board recognizes each comparable is smaller in dwelling size when compared to the subject, these homes are more similar to the subject in location, land area, design, age and features. These comparables sold in June 2015 to June 2016 for prices of \$87.50 and \$115.24 per square foot of living area, including land. The subject's

assessment reflects a market value of \$99.21 per square foot of living area, including land, which is supported by the best comparable sales in the record on a square foot basis. After considering adjustments to the comparable sales for differences, such as dwelling size and sale date, when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment 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: April 21, 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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