



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

APPELLANT: Hilde Waldschmidt
DOCKET NO.: 17-01757.001-R-1
PARCEL NO.: 11-20-401-028

The parties of record before the Property Tax Appeal Board are Hilde Waldschmidt, 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: \$53,069
IMPR.: \$62,159
TOTAL: \$115,228

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 tri-level dwelling of brick construction with 1,387 square feet of above-grade living area. The dwelling was constructed in 1960. The dwelling features a finished lower level, a 716 square foot unfinished basement, central air conditioning, a fireplace and a 530 square foot garage. The property has a 14,106 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation claim, the appellant submitted a grid analysis containing information for five sales comparables. The comparables are located within 0.50 of a mile from the subject property, none of which have the same neighborhood code as the subject. The homes consist of brick or wood-sided tri-level dwellings. The comparables range in size from 1,189 to 1,582 square feet of above-grade living area and were built between 1956

and 1967 with two having newer effective ages of 1962 and 1983. The comparables feature finished lower levels and central air conditioning. Three have fireplaces and four have garages that range in size from 484 to 594 square feet of building area. The comparables have sites that range in size from 7,010 to 10,661 square feet of land area. The comparables sold from April 2016 to May 2017 for prices ranging from \$222,000 to \$355,000 or from \$154.87 to \$258.20 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$107,019, which reflects a market value of approximately \$321,057 or \$231.48 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 \$115,228. The subject's assessment reflects a market value of \$347,596 or \$250.61 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 four sales comparables located within 0.538 of a mile from the subject, one of which has the same neighborhood code as the subject. The comparables consist of wood-sided tri-level dwellings built from 1956 to 1973. The dwellings range in size from 1,080 to 1,300 square feet of above-grade living area. The comparables feature finished lower levels, central air conditioning and garages that range in size from 286 to 520 square feet of building area. Two have fireplaces and comparable #4 also has a basement. The comparables have sites that range in size from 7,111 to 12,000 square feet of land area. The comparables sold from June 2016 to August 2017 for prices ranging from \$290,000 to \$340,000 or from \$231.48 to \$271.13 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 a reduction in the subject's assessment based on overvaluation is not warranted.

Both parties submitted a total of nine comparables for the Board's consideration. None of the comparables submitted by either party were particularly similar to the subject in all characteristics. Both parties' submitted comparables having different neighborhood codes than the subject, lacking basements, garages and/or other features, having smaller sites and/or dissimilarly sized dwellings as compared to the subject. However, the Board shall make a determination of the subject's correct assessment, regardless of the quality of the evidence. The Board finds both parties submitted comparables that sold from April 2016 to August 2017 for prices ranging from \$222,000 to \$355,000 or from \$154.87 to \$271.13 per square foot of living area. The subject's assessment reflects a market value of \$347,596 or \$250.61 per square foot of living area, including land, which falls within the range established by the comparables in the

record. After considering adjustments to these comparables for differences when compared to the subject, the Board finds the subject's assessment is supported. Based on this market value evidence, the Board finds the appellant did not prove by a preponderance of the evidence that the subject is overvalued and a reduction in the subject's assessment is not warranted.

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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