



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

APPELLANT: Philip Hollenbeck  
DOCKET NO.: 17-01765.001-R-1  
PARCEL NO.: 11-11-301-020

The parties of record before the Property Tax Appeal Board are Philip Hollenbeck, 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:** \$60,706  
**IMPR.:** \$96,808  
**TOTAL:** \$157,514

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 two-story wood-sided dwelling containing 2,174 square feet of living area. The dwelling was constructed in 1983. Features of the home include an unfinished basement, central air conditioning, a fireplace and a garage containing 420 square feet of building area. The property has a 46,088 square foot site 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 of three comparable sales located within 0.91 of a mile from the subject property. The comparables consist of two-story brick or wood-sided dwellings ranging in size from 2,184 to 2,600 square feet of living area. The comparables were built between 1981 and 1988. The

comparables feature basements, one with finished area,<sup>1</sup> central air conditioning, one or two fireplaces each, and garages that range in size from 420 to 600 square feet of building area. The comparables have sites that range in size from 40,246 to 49,874 square feet of land area. The appellant reported the comparables sold from June 2015 to March 2016 for prices ranging from \$395,000 to \$499,000 or from \$156.62 to \$228.48 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$126,079, which reflects a market value of approximately \$378,275 or \$174.00 per square foot of living area, including land, at the statutory level of assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$157,514. The subject's assessment reflects a market value of \$475,155 or \$218.56 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 three sales comparables. Board of review comparable #1 is the same property as appellant's comparable #3. The comparables consist of two-story brick or wood-sided dwellings located within 0.637 of a mile from the subject property. The dwellings were built from 1980 to 1987 and range in size from 2,184 to 2,918 square feet of living area. The comparables feature unfinished basements, central air conditioning, fireplaces and garages that range in size from 504 to 714 square feet of building area. The comparables sold from June 2015 to November 2017 for prices ranging from \$499,000 to \$645,000 or from \$218.89 to \$228.48 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 contended 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.

The record contains five comparable properties for the Board's consideration with one common property presented by both parties. The Board gives less weight to the appellant's comparables #2 and #3 as well as board of review comparables #1 and #3 based on their sale dates not as proximate in time to the assessment date at issue as other sales in the record. Despite their somewhat larger dwelling sizes, the Board gives more weight to appellant's comparable #1 and board of review comparable #2. These comparables are most similar to the subject in style, age, exterior construction, site size, location and most features. They sold proximate in time to the subject's assessment date for \$395,000 and \$570,000 or for \$156.62 and \$218.89 per square foot of living area, including land. The subject's assessment reflects an estimated market value of

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<sup>1</sup> In the grid analysis, the appellant reported comparable #3 features an unfinished basement. The appellant included a listing sheet for comparable #3 indicating the comparable has a finished basement.

\$475,155 or \$218.56 per square foot of living area including land, which appears to be supported by the best comparable sales in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment appears to be supported. Therefore, no reduction in the subject's assessment is 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



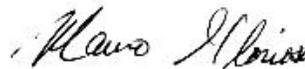
Member

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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COUNTY

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