



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

APPELLANT: Keri Yale
DOCKET NO.: 17-01874.001-R-1
PARCEL NO.: 12-21-121-021

The parties of record before the Property Tax Appeal Board are Keri Yale, 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 **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: \$109,331
IMPR.: \$195,161
TOTAL: \$304,492

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 1.75-story dwelling of wood siding exterior construction with 3,214 square feet of living area. The dwelling was constructed in 1900. Features of the home include a partial basement with finished area, central air conditioning, three fireplaces and a 483 square foot garage. The property has a 9,300 square foot site and is located in Lake Bluff, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located within .29 of a mile of the subject property. The comparables have sites ranging in size from 9,300 to 13,509 square feet of land area. The comparables consist of a 1.75-story dwelling, a 2.25-story dwelling and two, 2-story dwellings of stucco or wood siding exterior construction ranging in size from 2,847 to 3,622 square feet of living area. The dwellings were constructed from 1890 to 1953.

Comparables #2, #3 and #4 have effective ages of 1923, 1980 and 1928, respectively. Each comparable features a basement with two having finished area, central air conditioning and one to three fireplaces. In addition, three comparables each have a garage ranging in size from 528 to 616 square feet of building area. The comparables sold from May 2016 to May 2017 for prices ranging from \$660,000 to \$1,029,000 or from \$227.01 to \$297.40 per square foot of living area, including land. The appellant provided copies of the Multiple Listing Service (MLS) sheets associated with each sale that disclosed three of the properties have recently been rehabbed. 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 \$315,149. The subject's assessment reflects a market value of \$950,676 or \$295.79 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 comparable sales located within .299 of a mile of the subject property. The comparables have sites ranging in size from 9,300 to 9,375 square feet of land area. The comparables were improved with 2-story dwellings of stucco or wood siding exterior construction ranging in size from 2,886 to 3,251 square feet of living area. The dwellings were constructed from 1915 to 1984. Comparables #1 and #2 have effective ages of 1955 and 1944, respectively. Each comparable has a basement with two having finished area, central air conditioning, one or two fireplaces and a garage containing 460 or 496 square feet of building area. The comparables sold from June 2015 to September 2016 for prices ranging from \$880,000 to \$1,368,000 or from \$275.43 to \$420.79 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven suggested comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #3 and board of review comparable #3 due to their dissimilar ages when compared to the subject. Less weight was given to board of review comparable #1 which appears to be an outlier given its significantly higher sale price of \$420.79 per square foot of living area, including land, in relation to all other comparables in this record. The finds board of review comparable #2 sold in 2015 which is dated and less likely to be indicative of the subject's market value as of the January 1, 2017 assessment date.

The Board finds the best evidence of market value to be the appellant's comparables #1, #2 and #4. These comparables sold more proximate in time to the January 1, 2017 assessment date and are similar to the subject in location, dwelling size, design, age and features. These comparables

sold in October 2016 and May 2017 for prices ranging from \$660,000 to \$1,029,000 or from \$227.01 to \$297.40 per square foot of living area, including land. The record disclosed that the appellant's comparables #1 and #4 have been recently rehabbed, unlike the subject. The subject's assessment reflects an estimated market value of \$950,676 or \$295.79 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. However, the Board recognizes that two of these most similar comparable sales have had more recent updates when compared to the subject. Therefore, after considering adjustments to the comparables for any differences, such as remodeling, when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Based on the preponderance of the evidence herein, the Board finds a 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



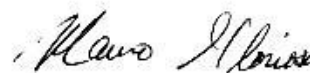
Member

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: May 26, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Keri Yale, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085