



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

APPELLANT: Arden Edelcup  
DOCKET NO.: 17-01968.001-R-1  
PARCEL NO.: 15-14-100-044

The parties of record before the Property Tax Appeal Board are Arden Edelcup, 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 **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:** \$49,527  
**IMPR.:** \$292,774  
**TOTAL:** \$342,301

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 single-family dwelling with brick and frame construction containing 6,180 square feet of living area. The dwelling was constructed in 1994. Features of the home include an unfinished basement, central air conditioning, two fireplaces and an attached garage with 876 square feet of building area. The property has a 47,335-square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of three comparable sales located from .15 of a mile to 1.75 miles from the subject. One property was in the same neighborhood code as assigned to the subject by the local assessor. The properties are improved with two-story single-family dwellings with wood-siding, brick or stone exteriors ranging in size from 5,162 to 5,554 square feet of living area. The homes were built from 1948 to 2008 with two homes having an effective

age of approximately 1987 and 1995. The comparables each feature a finished basement, central air conditioning, two or three fireplaces and an attached garage ranging in size from 610 to 1,188 square feet of building area. Comparable #2 has an extra detached garage with 528 square feet of building area. The sales of the comparables occurred from May to November 2017 for prices ranging from \$640,000 to \$925,000 or from \$120.10 to \$166.55 per square foot of living area, including land.

Based on this evidence, the appellant requested that the total assessment be reduced to \$274,972 which would reflect a market value of \$824,998 or \$133.49 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$342,301. The subject's assessment reflects a market value of \$1,032,582 or \$167.08 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 .822 of a mile of the subject and one comparable is in the same neighborhood code as assigned by the local assessor to the subject property. The board of review comparable #1 is the same property as appellant's comparable #3. The properties are improved with two-story dwellings with brick or stone exteriors that range in size from 5,310 to 5,554 square feet of living area. The dwellings were constructed from 2000 to 2008 and each features a finished basement, central air conditioning, two to four fireplaces and a garage ranging in size from 764 to 1,188 square feet of building area. The comparables have lot sizes ranging from 29,185 to 44,867 square feet of land area. The sales of the comparables occurred from May 2016 to July 2017 for prices ranging from \$925,000 to \$1,190,000 or from \$166.55 to \$224.11 per square foot of living area, including land. The board of review submission also included a narrative critiquing the appellant's comparables, along with property record cards for the subject and each of the parties' comparables.

Based on this evidence, the board of review requested that the subject's assessment be confirmed.

In rebuttal, the appellant submitted Multiple Listing Service (MLS) sheets associated with board of review sales #2 and #3 and argued that these two sales are waterfront properties each located within the corporate city limits and each are serviced by city water and sewer, whereas the subject is located in an unincorporated area serviced by well and septic.

### **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 is not warranted.

The parties submitted a total of five comparable sales, which includes one common sale, to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to the appellant's comparable sales #1 and #2 due to their locations being at least 1.5 miles distant from the subject and each being outside of the subject's neighborhood code.

The Board finds the best evidence of the subject's market value to be the board of review's comparable sales, with most weight being given to the parties' common comparable sale, board of review sale #1/appellant's sale #3. These three sales were most similar to the subject in location, design, and features. These three comparables also sold proximate in time to the subject's assessment date at issue. However, each comparable has a finished basement, unlike the subject, as well as newer age of construction relative to the subject, which requires downward adjustments in order to make the comparables more equivalent to the subject. Furthermore, board of review comparables #2 and #3 are waterfront properties and are serviced by city water and sewer which is likewise superior to the subject and, thus, requiring downward adjustment. The subject, however, is superior to the comparables in terms of larger living area. These three most similar comparables sold from May 2016 to July 2017 for prices ranging from \$925,000 to \$1,190,000 or from \$166.55 to \$224.11 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,032,582 or \$167.08 per square foot of living area, land included, which is within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences such as location finished basement and dwelling sizes, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued. Therefore, the Board finds that based on this evidence, the subject's estimated market value as reflected by its assessment is supported and 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: 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

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