



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

APPELLANT: Todd Kennrich
DOCKET NO.: 17-01998.001-R-1
PARCEL NO.: 01-28-407-016

The parties of record before the Property Tax Appeal Board are Todd Kennrich, 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: \$3,544
IMPR.: \$63,116
TOTAL: \$66,660

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 condo/townhouse with wood siding exterior construction containing 1,308 square feet of living area. The dwelling was built in 2004. Features of the home include a basement that is partially finished, central air conditioning, one fireplace and a two-car attached garage with 441 square feet of building area. The property has a 7,323 square foot site and is located in Fox Lake, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales improved with one-story dwellings ranging in size from 1,172 to 1,491 square feet of living area. The homes were built from 2002 to 2008. Each property has a basement with one having finished area, central air conditioning and an attached garage ranging in size from 378 to 462 square feet of building area. Three comparables each have one fireplace. The comparables are in the same neighborhood and within

.39 miles of the subject property. The sales occurred in July to November 2016 for prices ranging from \$148,000 to \$207,000 or from \$126.28 to \$140.78 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$56,661.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$66,660. The subject's assessment reflects a market value of \$201,086 or \$153.74 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.

The board of review submitted a copy of the subject's property record card and a copy of a Realist Report disclosing the property was purchased in August 2016 for a price of \$200,000. The board of review also submitted a copy of a Multiple Listing Service (MLS) listing of the subject and a copy of a Listing & Property History Report for the subject disclosing the property was listing in August 2018 for a price of \$259,000, which was cancelled in September 2018 after reducing the price to \$253,500. The listing disclosed the subject has a finished walk-out basement. The property was again listed for sale in October 2018 for a price of \$249,900 but the listing was cancelled in November 2018.

In further support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with one-story condo/townhouses ranging in size from 1,107 to 1,399 square feet of living area. The dwellings have wood siding exteriors and were built from 2001 to 2005. Each comparable has a basement with finished area, central air conditioning and an attached garage with 378 or 441 square feet of building area. Three comparables each have one fireplace. The comparables have sites ranging in size from 4,792 to 18,874 and are located within .368 miles of the subject property. The sales occurred from April 2016 to August 2017 for prices ranging from \$182,000 to \$245,000 or from \$160.55 to \$175.13 per square foot of living area, land included. Comparables #2 and #3 are described as being the same model as the subject property with unit prices of \$160.55 and \$175.08 per square foot of living area, respectively.

The board of review also provided an aerial photograph disclosing the subject property is the last home on a cul-de-sac adjacent to a neighborhood lake, backs up to another small lake, and has views of Illinois Department of Conservation land.

The board of review requested the assessment be sustained.

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 information on nine comparable sales with varying degrees of similarity to the subject property. The Board finds the best comparable sales to be appellant's sale #1 as well as board of review sales #2 and #3 as these comparables are identical to the subject in size as well as being similar in age and features with the exception appellant's comparable #1 has an unfinished basement whereas the subject property has finished basement. These properties sold for prices ranging from \$170,000 to \$229,000 or from \$129.97 to \$175.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$201,086 or \$153.74 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Less weight is given the remaining sales due to differences from the subject in size and/or features.

Furthermore, the evidence disclosed the subject property was purchased in August 2016 for a price of \$200,000, which is again supportive of the fair cash value of the subject property as reflected in the assessment. As a final point, the Board finds the subject property had been listed for sale in 2018 for prices of \$259,000, \$253,500 and \$249,900, respectively. Although the property was listed for sale after the assessment date, the property did not sale and the listings were cancelled, the prices help support the conclusion the subject property was not overvalued for assessment purposes as of the January 1, 2017, assessment date.

Based on this evidence the Board finds a reduction in the subject's assessment is not 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

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

APPELLANT

Todd Kennrich, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

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