



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

APPELLANT: Ronald Holzer
DOCKET NO.: 17-02164.001-R-2
PARCEL NO.: 16-21-304-023

The parties of record before the Property Tax Appeal Board are Ronald Holzer, 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: \$127,071
IMPR.: \$564,000
TOTAL: \$691,071

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 dwelling of wood siding exterior construction with 6,083 square feet of living area. The dwelling was constructed in 1995. Features of the home include a basement with 2,000 square feet of finished area, central air conditioning, two fireplaces and a 1,113 square foot garage. Additional features include a 289 square foot bathhouse and an 800 square foot inground swimming pool. The property has a 44,867 square foot site and is located in Highland Park, West Deerfield 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 .65 of a mile from the subject where two of the comparables have the same neighborhood code assigned by the assessor as the subject property. The comparables consist of two-story dwellings of brick or wood siding exterior construction that were built between 1991 and 1998. The appellant contends that

comparable #2 has undergone a total renovation based upon a Multiple Listing Service (MLS) data sheet that was submitted. The dwellings range in size from 4,981 to 7,088 square feet of living area. Each home has a basement which the assessing officials report is unfinished, but the appellant in reliance upon MLS data sheets contends that three comparables have finished basement areas. Each home has central air conditioning, one or two fireplaces¹ and a garage ranging in size from 782 to 1,333 square feet of building area. Comparable #2 has an 800 square foot inground swimming pool. The properties sold between February 2015 and June 2017 for prices ranging from \$920,500 to \$1,585,000 or from \$182.93 to \$241.69 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$458,207 which would reflect a market value of \$1,374,758 or \$226.00 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 \$691,071. The subject's assessment reflects a market value of \$2,084,679 or \$342.71 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 two grid analyses with information on six comparable sales along with applicable property record cards. The comparables are located from 2.624 to 4.655 miles from the subject property. The comparables consist of two-story dwellings of brick or wood siding exterior construction that were built between 1990 and 2003. The homes range in size from 5,742 to 6,466 square feet of living area. Each dwelling has a basement, three of which have finished areas, central air conditioning, one to five fireplaces and a garage ranging in size from 805 to 1,676 square feet of building area. Comparables #1, #4 and #5 each feature an 800 square foot inground swimming pool as set forth in the property record cards. The comparables sold between April 2016 and September 2018 for prices ranging from \$1,906,000 to \$2,150,000 or from \$301.49 to \$360.44 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 is not warranted.

The parties submitted a total of ten comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #4 due to the substantially smaller size of the dwelling when compared to the subject. The Board

¹ The appellant disagreed with the record of the assessing officials as to the number of fireplaces in comparable #1.

has given reduced weight to appellant's comparables #2 and #3 along with board of review comparable #6 as the dates of sale in 2015 and later 2018 are each more remote in time to the valuation date at issue of January 1, 2017 and thus less likely to be indicative of the subject's estimated market value.

The Board finds the best evidence of market value to be appellant's comparable sale #1 along with board of review comparable sales #1 through #5 with greatest weight placed upon board of review comparables #1, #4 and #5 which each have an inground swimming pool similar to the subject's additional amenity. These six most similar comparables sold between April 2016 and August 2017 for prices ranging from \$1,315,000 to \$2,150,000 or from \$185.52 to \$360.44 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,084,679 or \$342.71 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and particularly well-supported by the three comparables with 800 square foot inground pools that present recent sales prices ranging from \$322.61 to \$360.44 per square foot of living area, including land. Based on this evidence and after considering differences between the best comparables and the subject property, 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: October 20, 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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