



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

APPELLANT: Robert Helmboldt
DOCKET NO.: 17-02302.001-R-1
PARCEL NO.: 14-20-214-001

The parties of record before the Property Tax Appeal Board are Robert Helmboldt, 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: \$20,183
IMPR.: \$53,262
TOTAL: \$73,445

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 single-family dwelling of brick exterior construction with 1,040 square feet of living area. The dwelling was constructed in 1954. Features of the home include a full unfinished basement, central air conditioning and an attached 628 square foot garage. The property has a 9,459 square foot site and is located in Lake Zurich, Ela 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 located within .34 of a mile from the subject and within the same neighborhood code assigned by the assessor as the subject property. The comparables consist of one-story dwellings of brick or wood siding exteriors that were built from 1953 to 1964 and range in size from 1,080 to 1,266 square feet of living area. Each comparable has a full unfinished basement; two comparables have central air conditioning; one

comparable has a fireplace; and four of the comparables feature a garage ranging in size from 396 to 576 square feet of building area. The comparables sold from February 2016 to February 2017 for prices ranging from \$150,000 to \$215,000 or from \$127.12 to \$182.82 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$54,941 which would reflect a market value of \$164,839 or \$158.50 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 \$73,445. The subject's assessment reflects a market value of \$221,554 or \$213.03 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 five comparable sales where comparable #1 was the same property as appellant's comparable #5. The comparables are located within .787 of a mile from the subject and within the same neighborhood code assigned by the assessor as the subject property. The comparables consist of one-story dwellings of brick or wood siding exteriors that were built from 1956 to 1963 and range in size from 972 to 1,176 square feet of living area. Three of the comparables have full unfinished basements and central air conditioning. Each comparable has a garage ranging in size from 324 to 720 square feet of building area. The comparables sold from June 2016 to September 2018 for prices ranging from \$198,000 to \$255,000 or from \$182.82 to \$220.59 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 nine comparable sales, with one common property, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #2 and #3 due to the lack of air conditioning and/or the lack of a garage amenity which are both features of the subject dwelling. The Board has also given reduced weight to board of review comparables #2 and #4 due to differences in foundation as these homes lack a basement which is a feature of the subject dwelling and to board of review comparable #5 as its date of sale in September 2018 is less proximate in time to the valuation date at issue of January 1, 2017 than other similar sales in the record.

The Board finds the best evidence of market value to be appellant's comparable sales #4 and #5 along with board of review comparable sales #1 and #3, where there is one common property presented by the parties. The comparables are similar to the subject in location, age, design, size, foundation and/or features. These three most similar comparables sold between February 2016 and December 2017 for prices ranging from \$190,000 to \$224,000 or from \$150.08 to \$209.35 per square foot of living area, including land. The subject's assessment reflects a market value of \$221,554 or \$213.03 per square foot of living area, including land, which is within the range established by the best comparable sales in this record in terms of overall value and above the range on a per-square-foot basis which is logical given the principle of the economies of scale. Accepted real estate valuation theory provides that all factors being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. The subject dwelling is smaller than the best comparable sales in the record, but also has a larger garage than the best comparable sales in the record. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, 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: 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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