



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

APPELLANT: Miklos P. Bende
DOCKET NO.: 17-02307.001-R-1
PARCEL NO.: 14-22-201-156

The parties of record before the Property Tax Appeal Board are Miklos P. Bende, 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: \$47,249
IMPR.: \$299,516
TOTAL: \$346,765

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 of brick exterior construction with 5,202 square feet of living area. The dwelling was constructed in 2006. Features of the home include an unfinished basement, central air conditioning, three fireplaces and an attached 1,093 square foot garage. The property has a 45,738 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located within .47 of a mile from the subject and where comparable #2 shares the same neighborhood code assigned by the assessor as the subject property. The comparable parcels range in size from 33,241 to 43,560 square feet of land area and are each improved with two-story dwellings of brick exterior construction. The homes were built in either 2006 or 2007 and range in size from 5,374 to 6,012 square feet of

living area. Each comparable has a full unfinished basement, central air conditioning, two to four fireplaces and a garage ranging in size from 950 to 994 square feet of building area. The comparables sold from January to December 2016 for prices ranging from \$970,000 to \$1,150,000 or from \$166.01 to \$195.39 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reduction to \$329,427 which would reflect a market value of \$988,380 or \$190.00 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 \$346,765. The subject's assessment reflects a market value of \$1,046,048 or \$201.09 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 eight comparable sales where comparable #1 was the same property as appellant's comparable #2. The properties are located from .032 of a mile to 1.811-miles from the subject in the communities of Kildeer and Long Grove. One comparable shares the same neighborhood code assigned by the assessor as the subject property. The comparables consist of two-story dwellings of brick exterior construction that range in size from 4,994 to 5,482 square feet of living area. The dwellings were constructed from 2004 to 2007. Each comparable has an unfinished basement, central air conditioning, two to five fireplaces and a garage ranging in size from 732 to 1,040 square feet of building area. The comparables have sites ranging in size from 22,216 to 43,560 square feet of land area. The comparables sold from June 2016 to June 2018 for prices ranging from \$1,025,000 to \$1,300,000 or from \$195.39 to \$246.00 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 suggested comparable sales, with one common property, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #7 and #8 which are located most distant from the subject property and in Long Grove. The Board has given reduced weight to board of review comparable #2 as this property sold in June 2018, some eighteen months after the valuation date at issue of January 1, 2017 and thus less likely to be indicative of the subject's estimated market value as other more recent sales in the record.

The Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparable sales #1, #3, #4, #5 and #6. The comparables are similar to the subject in location, design, age, size, foundation and most features although the subject has a larger site size and garage than any of the best comparables. These most similar comparables sold from January 2016 to July 2017 for prices ranging from \$970,000 to \$1,260,000 or from \$166.01 to \$246.00 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,046,048 or \$201.09 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After consideration of adjustments for differences in the comparables 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: June 16, 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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