



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

APPELLANT: Michael Holleb
DOCKET NO.: 17-02403.001-R-1
PARCEL NO.: 15-07-214-022

The parties of record before the Property Tax Appeal Board are Michael Holleb, 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: \$24,078
IMPR.: \$103,570
TOTAL: \$127,648

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 wood siding exterior construction containing 2,474 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished basement, central air conditioning, a fireplace and an attached garage with 484 square feet of building area. The property has a 14,406-square foot site and is located in Vernon Hills, 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 five comparable sales located within .66 of a mile of the subject and in the same neighborhood code as assigned to the subject property by the local assessor. The properties are situated on lots ranging in size from 7,524 to 10,039 square feet of land area. The comparables are improved with two-story single-family dwellings with wood-sided exteriors ranging in size from 2,511 to 2,643 square feet of living area. The homes were

built in 1989 or 1990, and each home features a basement with three having finished areas; each dwelling also has central air conditioning and an attached garage ranging in size from 400 to 497 square feet of building area; one comparable has a fireplace. The sales of the comparables occurred from February 2016 to March 2017 for prices ranging from \$359,900 to \$391,000 or from \$143.02 to \$152.08 per square foot of living area, including land. The appellant noted that comparable #3 has undergone remodeling as reflected in the Multiple Listing Service (MLS) sheet submitted into evidence by the appellant.

Based on this evidence, the appellant requested that the total assessment be reduced to \$122,039 to reflect a market value of approximately \$366,154 or \$148.00 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 \$127,648. The subject's assessment reflects a market value of \$385,062 or \$155.64 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 four comparable sales located within .614 of a mile of the subject, and in the same neighborhood code as assigned to the subject property by the local assessor. The board of review comparable #4 was also submitted by appellant as comparable #2. The properties are improved with two-story dwellings with wood-sided exteriors that range in size from 2,474 to 2,511 square feet of living area. The dwellings were constructed in 1989 or 1993 on lots ranging in size from 9,898 to 15,554 square feet of land area. The comparables each feature a finished basement, central air conditioning and a garage containing either 400 or 484 square feet of building area. Two dwellings each have a fireplace. The sales of the comparables occurred from January through May 2016 for prices ranging from \$359,900 to \$425,000 or from \$143.33 to \$171.79 per square foot of living area, including land. Comparable #1 reportedly sold again in March 2018 for the price of \$405,000 or \$163.70 per square foot of living area, land included. The Board will utilize this property's January 2016 sale as it is more proximate in time to the subject's January 1, 2017 assessment date. The board of review submission also included copies of property record cards for the subject and each of its comparables.

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

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 seven comparable sales including one common comparable to support their respective positions before the Property Tax Appeal Board. Each of the parties'

comparables were similar to the subject in location, design, age, dwelling size and most features. However, all comparables with the exception of appellant's comparable #4 have finished basement areas, unlike the subject, thus requiring downward adjustments to make these comparables more equivalent to the subject.

The parties' comparables sold from January 2016 to March 2017 for prices ranging from \$359,900 to \$425,000 or from \$143.02 to \$171.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$385,062 or \$155.64 per square foot of living area, land included, which is within the range established by the best comparable sales in this record and appears to be supported given the subject's larger lot size relative to all except one property in this record.

After considering adjustments to the comparables for differences in lot sizes and some features such as finished basement area, the Board finds 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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