



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

APPELLANT: Alex Soren
DOCKET NO.: 17-02462.001-R-1
PARCEL NO.: 15-28-315-003

The parties of record before the Property Tax Appeal Board are Alex Soren, 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: \$ 44,170
IMPR.: \$130,486
TOTAL: \$174,656

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 2,758 square feet of living area. The dwelling was constructed in 1989. Features of the home include a full unfinished basement, central air conditioning, a fireplace and an attached 420 square foot garage. The property has a 10,126 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparable sales located from .08 of a mile to 1.16-miles from the subject. Two comparables and the subject share the same neighborhood code assigned by the assessor. The comparable parcels range in size from 10,000 to 16,094 square feet of land area which have been each improved with a two-story dwelling of wood siding exterior construction. The dwellings were built in either 1989 or 1991 and range in size from 2,758 to

3,230 square feet of living area. Features include basements, four of which have finished areas. The homes have central air conditioning, one or two fireplaces and a garage ranging in size from 420 to 484 square feet of building area. Appellant further reported based upon an attached Multiple Listing Service (MLS) data sheet that comparable #6 was recently rehabbed. The comparables sold between March and October 2016 for prices ranging from \$430,000 to \$587,500 or from \$145.51 to \$184.63 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reduction to \$147,079, reflecting a market value of \$441,281 or \$160.00 per square foot of living area, 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 \$174,656. The subject's assessment reflects a market value of \$526,866 or \$191.03 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 four comparable sales with copies of the subject's and applicable property record cards. Board of review comparable #2 is the same property as the appellant's comparable #2 but with a 2018 sale price. The comparables are located within .221 of a mile from the subject and share the same neighborhood code assigned by the assessor as the subject. The parcels range in size from 11,146 to 14,183 square feet of land area and are improved with two-story dwellings of wood siding exterior construction. The dwellings were built between 1988 and 1992 and range in size from 2,758 to 3,166 square feet of living area. Each comparable has a basement with finished area, central air conditioning, a fireplace and a garage ranging in size from 420 to 704 square feet of building area. Based upon the underlying property record cards, comparable #4 features an 800 square foot in-ground swimming pool. The comparables sold between April 2016 and September 2018 for prices ranging from \$536,000 to \$597,000 or from \$184.66 to \$201.23 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 suggested comparable sales, with one common property with two different sale dates and prices, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparable #4 which features an in-ground pool that is not a feature of the subject property.

The Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparable sales #1, #2 and #3. The comparables have varying degrees of similarity to the subject dwelling in age, size, foundation and some features. These most similar comparables sold between March and September 2018 for prices ranging from \$430,000 to \$555,000 or from \$145.51 to \$201.23 per square foot of living area, including land. The subject's assessment reflects a market value of \$526,866 or \$191.03 per square foot of living area, including land, which is within the range established by the best comparable sales in this 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: 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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