



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

APPELLANT: Ellen Gutt
DOCKET NO.: 17-02477.001-R-1
PARCEL NO.: 15-17-404-012

The parties of record before the Property Tax Appeal Board are Ellen Gutt, 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 **a reduction** 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: \$43,793
IMPR.: \$124,171
TOTAL: \$167,964

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 is improved with a two-story, wood-sided single-family dwelling that was built in 1988. The home is shown as a Broadmoor model and contains 3,405 square feet of living area. The dwelling features a full, unfinished basement, central air conditioning, a fireplace, and a 405-square foot garage. The home has 2.1 bathrooms. The dwelling is situated on a 12,750 square foot site located in Buffalo Grove, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on the sales of seven comparable properties located within .30 of a mile of the subject and all have the same neighborhood code as the subject. According to the grid analysis submitted by appellant, the comparables consist of two-story, wood-sided single-family dwellings situated on sites ranging in size from 10,264 to 16,178 square feet of land area. The dwellings, which are all Broadmoor models, were built in 1988 or 1989 and contain 3,378 or

3,405 square feet of living area. The comparables each have a full basement, six of which have 916 to 1,319 square feet of finished area. The dwellings also feature central air conditioning, one or two fireplaces, and a 405-square foot garage. The homes have 2.1 or 3.1 bathrooms. According to listing sheets associated with the sales of comparables #4, #5 and #7, each of those homes had been recently rehabbed. The comparables sold from January 2016 to March 2017 for prices ranging from \$442,500 to \$546,000 or from \$129.96 to \$161.63 per square foot of living area, including land. Based on this evidence, the appellant requested an assessment of \$167,964, reflecting a market value of approximately \$503,942 or \$148.00 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$180,054. The subject's assessment reflects a market value of approximately \$543,149 or \$159.52 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 a grid analysis and property record cards for the subject and seven comparable sales, five of which were also submitted by the appellant. The properties are located within .304 of a mile from the subject and have the same neighborhood code as the subject. The dwellings consist of two-story, wood-sided single-family dwellings situated on sites containing from 10,010 to 16,178 square feet of land area. The homes, which are all Broadmoor models, were built in 1988 or 1989 and contain 3,378 or 3,405 square feet of living area. The comparables each have a full basement with 1,005 to 1,319 square feet of finished area, central air conditioning, one or two fireplaces, and a 405-square foot garage. The homes have 2.1 or 3.1 bathrooms. The comparables sold from January 2016 to July 2018 for prices ranging from \$520,000 to \$620,000 or from \$152.72 to \$183.54 per square foot of living area, including land. Based on the foregoing 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board, as five comparables were utilized by both parties. The Board gave less weight to appellant's comparable #2, board of review comparable #2, and appellant's comparables #3 and #7 which are the same properties as board of review comparables #4 and #7, which all have an additional full bathroom, superior to the subject. The Board also gave less weight to board of review comparable #5 as its July 2018 sale is too remote in time to be reflective of the subject's market value as of the January 1, 2017 assessment date at issue.

The Board finds that appellant's comparable #1 and three of the parties' common comparables being appellant's comparables #4, #5 and #6 which are the same properties as board of review comparables #6, #1 and #3, respectively, were the best comparables submitted in the record. These comparables are all Broadmoor models, as is the subject, and are all quite similar to the subject in terms of location, design, age, size and most features, however, only appellant's comparable #1 has an unfinished basement, similar to the subject. These four comparables sold from January to August 2016 for prices ranging from \$442,500 to \$537,500 or from \$129.96 to \$159.12 per square of living area, land included. Appellant's comparable #1, being the only comparable in the record with an unfinished basement, is at the bottom end of this range and sold for considerably less than any the other comparable sales in the record. The subject's assessment reflects an estimated market value of \$543,149 or \$159.52, per square foot of living area, land included, falls above the range established by the best comparable sales submitted for the Board's consideration. After considering downward adjustments to the three of these comparables for their finished basement area, the Board finds the subject's assessed value is not supported and a reduction in the subject's assessment is warranted commensurate with appellant's request.

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: July 21, 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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