



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

APPELLANT: Mark Koss
DOCKET NO.: 17-02551.001-R-1
PARCEL NO.: 15-16-312-006

The parties of record before the Property Tax Appeal Board are Mark Koss, 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: \$47,754
IMPR.: \$119,500
TOTAL: \$167,254

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 frame single-family dwelling built in 1991. The dwelling contains 2,790 square feet of living area. Features of the home include a partial, unfinished basement, central air-conditioning, a fireplace, and a 460-square foot attached garage. The home has 2.1 bathrooms. The dwelling is situated on a 15,010 square foot site and is 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 eight comparable sales located from .02 to .69 of a mile from the subject. The comparables consist of two-story frame single-family dwellings situated on sites ranging from 10,119 to 15,762 square feet of land area. The dwellings were built from 1988 to 1991 and range in size from 2,618 to 2,996 square feet of living area. According to the grid analysis, the comparables each have a basement, with four having finished area. The dwellings

each have central air conditioning and a garage ranging in size from 441 to 693 square feet of building area. Six of the comparables each have one fireplace. The homes have 2.1 or 3.1 bathrooms. The appellant also submitted a listing sheet for comparable #7 which states that the dwelling was recently rehabbed. The comparables sold from January 2016 to May 2017 for prices ranging from \$450,000 to \$535,000 or from \$155.98 to \$185.44 per square foot of living area, land included. Based on this evidence, the appellant requested an assessment reflecting a market value of approximately \$474,299 or \$170.00 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 \$167,254. The subject's assessment reflects a market value of approximately \$504,537 or \$180.84 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. The dwellings are located within .238 of a mile from the subject. The comparables consist of two-story frame single-family dwellings situated on sites containing 10,000 to 17,387 square feet of land area. The homes were built from 1990 to 1994 and range in size from 2,507 to 2,963 square feet of living area. The dwellings each have a basement, five of which have finished area, central air-conditioning, one fireplace, and a garage containing 460 to 715 square feet of building area. The homes have 2.1 or 3.1 bathrooms. The comparables sold from January 2016 to October 2018 for prices ranging from \$497,000 to \$595,000 or from \$190.35 to \$210.58 per square foot of living area, land included. 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted a total of sixteen comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparable #7 which has an additional full bathroom, a larger garage, and was recently rehabbed, all superior to the subject. The Board also gave less weight to board of review comparables #1 and #2 and #4 through #8 as comparables #1 and #5 sold over 18 months after the January 1, 2017 assessment date at issue and are thus less likely to be reflective of the subject's market value as of that date and comparables #2, #4 and #7 each have an additional full bathroom when compared to the subject. Further, comparable #6 appears to be an outlier as its sale price is much higher than the next highest selling comparable submitted by the board of review.

The Board finds that appellant's remaining six comparables and board of review comparable #3 are the best comparables submitted for the Board's consideration. These comparables are similar to the subject in age, size, design, and most features, although they vary from the subject in

features such as basement finish and/or garage size. These comparables sold from April 2016 to May 2017 for prices ranging from \$450,000 to \$535,000 or from \$155.98 to \$198.24 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$504,537 or \$180.84 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. After making adjustments to the comparables for differences from the subject in features such as basement size and/or finished area and garage size, the Board finds that the appellant did not prove by a preponderance of the evidence that a 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: 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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