



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

APPELLANT: Dennis Kelly
DOCKET NO.: 17-02558.001-R-1
PARCEL NO.: 15-16-313-006

The parties of record before the Property Tax Appeal Board are Dennis Kelly, 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.: \$116,910
TOTAL: \$164,664

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 wood siding exterior construction with 2,573 square feet of living area. The dwelling was constructed in 1991. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 460 square foot garage. The property has a 15,010 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 are located within .83 of a mile from the subject. The comparable properties and the subject share the same neighborhood code as assigned by the assessor. The comparables consist of two-story dwellings of wood siding exterior construction which were built in either 1988 or 1991. The homes range in size from 2,571 to 2,881 square feet of living area. Features of the homes include full or partial basements,

four of which have finished areas, central air conditioning, a fireplace and an attached garage of either 460 or 670 square feet of building area. The comparables sold from June 2015 to May 2016 for prices ranging from \$465,000 to \$540,000 or from \$169.43 to \$191.02 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$161,225 which would reflect a market value of \$483,723 or \$188.00 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 \$164,664. The subject's assessment reflects a market value of \$496,724 or \$193.05 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. Board of review comparable #6 is the same property as appellant's comparable #2 with a 2016 sale price but the board of review presents a 2018 sale price of this property. The comparable sales are located within .516 of a mile from the subject which the board of review further described as being "within four blocks of the subject." Two of the comparable properties and the subject share the same neighborhood code as assigned by the assessor. The comparables consist of two-story dwellings of wood siding exterior construction which were built between 1988 and 1993. The homes range in size from 2,377 to 2,618 square feet of living area. Features of the homes include basements, four of which have finished areas; each comparable has central air conditioning and a garage ranging in size from 420 to 684 square feet of building area. Six of the comparables each have a fireplace. The comparables sold from February 2016 to August 2018 for prices ranging from \$487,500 to \$535,000 or from \$190.59 to \$222.97 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 thirteen comparable properties, with one common property presenting sales in both 2016 and 2018, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #4 and #5 along with board of review comparables #3 and #5 as each of these dwellings differ more substantially in size from the subject dwelling than the remaining comparables in the record which present varying degrees of similarity to the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #2, #3, and #6 along with board of review comparable sales #1, #2, #4, #6, #7 and #8, which includes one common property with both 2016 and 2018 sale prices. The comparables bracket the subject dwelling of 2,573 square feet as these best comparables range in size from 2,507 to 2,618 square feet of living area; each comparable has a similar basement foundation; central air conditioning and a garage. These most similar comparables sold between June 2015 and August 2018 for prices ranging from \$465,000 to \$535,000 or from \$177.62 to \$208.58 per square foot of living area, including land. The subject's assessment reflects a market value of \$496,724 or \$193.05 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. After considering adjustments to the comparables for differences when compared to the subject and the differences in the dates of sale of several of these best comparables, 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: 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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