



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

APPELLANT: Kevin Arendt
DOCKET NO.: 17-02638.001-R-1
PARCEL NO.: 02-36-101-148

The parties of record before the Property Tax Appeal Board are Kevin Arendt, 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: \$16,445
IMPR.: \$97,601
TOTAL: \$114,046

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 part one-story and a part two-story dwelling of wood siding exterior construction with 3,150 square feet of living area. The dwelling was constructed in 1997. Features of the home include a walk-out basement with finished area, central air conditioning, a fireplace and a 920 square foot garage. The property is situated on a lakefront site containing 15,167 square feet of land area and is located in Lindenhurst, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located from .25 of a mile to 3.00 miles from the subject property. The comparables have sites ranging in size from 8,712 to 13,504 square feet of land area with two being lakefront sites. The comparables consist of one, part one-story and part two-story dwelling and four, two-story dwellings of wood siding exterior

construction ranging in size from 2,494 to 3,150 square feet of living area. The dwellings were constructed from 1987 to 1999. Each comparable has a basement, one of which is a walk-out style and two have finished area.¹ The dwellings each feature central air conditioning, one fireplace and a garage ranging in size from 420 to 736 square feet of building area. The comparables sold from February 2015 to April 2016 for prices ranging from \$230,000 to \$322,500 or from \$81.79 to \$116.28 per square foot of living area, including land. Based on the comparable sales evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$114,046. The subject's assessment reflects a market value of \$344,030 or \$109.22 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 .775 of a mile of the subject property. The comparables each have a lakefront site ranging in size from 10,062 to 18,167 square feet of land area. The comparables were improved with two-story dwellings of vinyl or wood siding exterior construction that range in size from 1,894 to 2,714 square feet of living area. The dwellings were constructed from 1978 to 1993. Each comparable has a basement with three having finished area. The dwellings each feature one fireplace and a garage ranging in size from 400 to 528 square feet of building area. In addition, three comparables have central air conditioning. The properties sold from January 2016 to August 2017 for prices ranging from \$230,000 to \$310,000 or from \$112.38 to \$129.06 per square foot of living area, including land. Based on the comparable sales 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 14 comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject, due to significant differences to the subject in location, dwelling size and/or age. The Board gave less weight to appellant's comparables #3, #4 and #5 due to their less proximate locations to the subject being more than 2.5 miles away from the subject property and also being non-lakefront properties unlike the subject. The Board finds the appellant's comparable #2 sold in March 2015, which is dated and less likely to be indicative of the subject's market value as of January 1, 2017. The Board also gave reduced weight to board of review comparable #2 due to its smaller

¹ The appellant's submission included the Multiple Listing Service (MLS) sheet associated with the sale of comparable #4 depicting the property as having a walk-out basement with finished area.

dwelling size and board of review comparable #3 due its older age, when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable #1, along with comparables #1 and #4 submitted by the board of review. Although these three comparables are older in age with smaller dwelling sizes, these comparables are similar to the subject in location, design and some features. These comparables sold from April 2016 to August 2017 for prices ranging from \$230,000 to \$310,000 or from \$81.79 to \$129.06 per square foot of living area, including land. The subject's assessment reflects a market value of \$344,030 or \$109.22, including land, which falls above the overall price range but within the range established by the best comparable sales in this record on a square foot basis. The subject's higher overall value appears to be justified given its newer age and larger dwelling size. After considering necessary adjustments to the comparable sales for differences, when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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: April 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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