



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

APPELLANT: Neal Bender  
DOCKET NO.: 17-02709.001-R-1  
PARCEL NO.: 15-28-207-042

The parties of record before the Property Tax Appeal Board are Neal Bender, 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:** \$44,343  
**IMPR.:** \$110,994  
**TOTAL:** \$155,337

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 2,266 square feet of living area. The dwelling was constructed in 1988. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 483 square foot garage. The property has a 13,539 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 five comparable sales located within .47 of a mile of the subject property. The comparables have sites ranging in size from 9,627 to 13,525 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,092 to 2,279 square feet of living area. The dwellings were constructed from 1985 to 1988. Each comparable features a basement with four having finished area, central

air conditioning and a garage ranging in size from 400 to 483 square feet of building area. In addition, four comparables each have a fireplace. The comparables sold from December 2015 to April 2017 for prices ranging from \$395,000 to \$480,000 or from \$173.32 to \$210.62 per square foot of living area, including land. Based on this 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 \$155,377. The subject's assessment reflects a market value of \$468,588 or \$206.79 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 located within .19 of a mile of the subject property with one comparable also being used by the appellant. Board of review comparable #7 is the same property as the appellant's comparable #2. The comparables have sites ranging in size from 8,750 to 13,921 square feet of land area. The comparables were improved with two-story dwellings of wood siding exterior construction ranging in size from 2,078 to 2,279 square feet of living area. The dwellings were constructed from 1986 to 1989. Each comparable features a basement with five having finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 400 to 483 square feet of building area. The comparables sold from May 2016 to September 2018 for prices ranging from \$457,500 to \$510,000 or from \$200.75 to \$225.07 per square foot of living area, including land. The board of review provided property record cards of the subject and its comparables. 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 no reduction in the subject's assessment is warranted.

The parties submitted twelve suggested comparable sales for the Board's consideration with one comparable common to both parties. The board gave less weight to the appellant's comparables #1 through #4 which includes the common comparable, along with board of review comparables #1 through #3 and #8 which have finished basements unlike the subject and/or sale dates which occurred less proximate in time to the January 1, 2017 assessment date.

The Board finds the best evidence of market value to be the appellant's comparable #5, along with board of review comparables #4, #5 and #6. These four comparables are similar to the subject in location, dwelling size, design, age and features. They sold from December 2015 to September 2017 for prices ranging from \$468,000 to \$510,000 or from \$205.35 to \$225.07 per square foot of living area, including land. The subject's assessment reflects a market value of \$468,588 or \$206.79 per square foot of living area, land included, which falls within the range

established by the best comparable sales in the record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the subject's 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: 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Neal Bender, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085