



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

APPELLANT: Lee Hardt
DOCKET NO.: 17-02734.001-R-1
PARCEL NO.: 15-24-206-016

The parties of record before the Property Tax Appeal Board are Lee Hardt, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; 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: \$73,805
IMPR.: \$117,423
TOTAL: \$191,228

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 2,323 square feet of living area. The dwelling was constructed in 1980. Features of the home include a full unfinished basement, central air conditioning, three fireplaces and a 529 square foot attached garage. The property has a 20,909 square foot site with a cul-de-sac view and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located in the subject's neighborhood code and within 1.02 miles from the subject property. The comparables have sites ranging from 17,860 to 24,394 and are improved with two-story dwellings of brick exterior construction with 2,318 to 2,648 square feet of living area. The homes were built in 1970 or 1971. The comparables have basements, two with finished area, central air conditioning, one fireplace and

attached garages that range from 506 to 624 square feet of building area. Property record card data related to the comparable site location/view factors indicated some variation with one comparable site adjusted for a high traffic location and another adjusted for a corner location. The comparables sold from December 2015 to April 2017 for prices ranging of \$500,000 or \$565,000 or from \$188.82 to \$216.97 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$160,413.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$191,228. The subject's assessment reflects a market value of \$576,857 or \$248.32 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 in the subject's neighborhood code and one other code and all within 0.60 of a mile from the subject property. The comparables are situated on sites that range in size from 5,000 to 17,860 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that have 2,321 to 2,604 square feet of living area. The homes were built from 1970 to 1980. All comparables have basements with finished area, central air conditioning, one fireplace and attached garages ranging in size from 506 to 576 square feet of building area. Property record card data related to the comparable site location factors indicated some variation with two comparable sites adjusted for pond view. The comparables sold from April 2017 to June 2018 for prices ranging from \$521,000 to \$598,000 or from \$205.40 to \$251.15 per square foot of living area, land included.

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 six comparables for the Board's consideration with one comparable being common to both. The comparables have varying degrees of similarity when compared to the subject in terms of location, site size, design, age, dwelling size and features. The Board gives least weight to the appellant's comparable #2 due to the site location near high traffic relative to the subject's cul-de-sac location/view. The Board also gives minimal weight to the board of review comparables #2 and #3 for May and June 2018 sale dates considered less proximate to a January 1, 2017 assessment date as other comparables in this record. The Board finds the best evidence of market value to be appellant's comparables #1 and #3/board of review #4 and board of review comparables #1 which are like the subject in terms of location and dwelling size. These most similar comparables sold from October 2016 to March 2018 for prices ranging from \$500,000 to \$598,000 or from \$215.70 to \$251.15 per square foot of living area, including land. The subject's assessment reflects a market value of \$576,857 or \$248.32 per square foot of living area, including land, which falls within the range established by the best comparable sales in this

record. After considering adjustments to the comparables for differences from the subject, 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



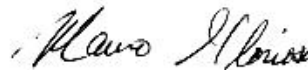
Member

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: 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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