



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

APPELLANT: Stephen & Terry Ihm
DOCKET NO.: 17-02767.001-R-1
PARCEL NO.: 14-27-114-009

The parties of record before the Property Tax Appeal Board are Stephen and Terry Ihm, the appellants, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; and the Lake County Board of Review.¹

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: \$54,308
IMPR.: \$186,160
TOTAL: \$240,468

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 dwelling of brick and wood siding exterior construction containing 4,104 square feet of living area. The dwelling was built in 2000. Features of the home include an unfinished basement, central air conditioning, one fireplace and a three-car attached garage with 770 square feet of building area. The property has a 21,083 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales improved with two-story dwellings

¹ The front page of the appeal form was incorrect with respect to the names of the appellants, the parcel number, address and assessment. The first page of the Board of Review Notes on Appeal also misidentifies the owners of the property. The Property Tax Appeal Board has entered the correct information based on the board of review decision and the property record card submitted by the parties.

with brick or wood siding exteriors ranging in size from 4,050 to 4,665 square feet of living area. The dwellings were built from 2000 to 2002. Each comparable has an unfinished basement, central air conditioning, two or three fireplaces and an attached garage ranging in size from 694 to 814 square feet of building area. These properties have sites ranging in size from 20,405 to 22,045 square feet of land area and are located within .37 miles of the subject property. The sales occurred from January 2015 to May 2017 for prices ranging from \$670,000 to \$710,000 or from \$145.44 to \$165.43 per square foot of living area, land included. The appellants requested the subject's assessment be reduced to \$217,014.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$240,468. The subject's assessment reflects a market value of \$725,394 or \$176.75 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 improved with two-story dwellings with brick or brick and wood siding exteriors ranging in size from 3,568 to 4,032 square feet of living area. The homes were built from 1998 to 2008. Each comparable has an unfinished basement, central air conditioning, one or three fireplaces and an attached garage ranging in size from 597 to 809 square feet of building area. The comparables have sites ranging in size from 20,338 to 21,418 square feet of land area and are located within .358 miles from the subject property. The sales occurred from April 2016 to March 2017 for prices ranging from \$664,000 to \$826,000 or from \$186.10 to \$218.90 per square foot of living area, including land.

The board of review requested confirmation of the assessment.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on seven comparable sales in support of their respective positions. The comparables are similar to the subject in location, style and features. The Board gives less weight to appellants' comparable sale #1 due to the January 2015 sale date not being as proximate in time to the assessment date as the remaining sales submitted by the parties. The Board gives less weight to board of review comparable #3 based on the fact it is not as similar to the subject in age as the remaining comparables. The Board finds the best evidence of market value to be appellants' comparable sales #2 and #3 and board of review comparables #1, #2 and #4. These five comparables sold from April 2016 to May 2017 for prices ranging from \$664,000 to \$826,000 or from \$145.44 to \$213.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$725,394 or \$176.75 per square foot of living area, including land, which is within the range established by the best comparable sales in this

record and is well supported based on these sales. In conclusion, 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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