



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

APPELLANT: William Mortensen
DOCKET NO.: 17-02847.001-R-1
PARCEL NO.: 05-01-306-015

The parties of record before the Property Tax Appeal Board are William Mortensen, 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: \$13,489
IMPR.: \$51,374
TOTAL: \$64,863

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 tri-level dwelling of wood siding exterior construction with 1,104 square feet of living area. The dwelling was built in 2000. Features of the home include an unfinished basement, partially finished lower level, central air conditioning, one fireplace and a 552 square foot attached garage. The subject has a 10,325 square foot site and is located in Lake Villa Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from .17 of a mile to 1.14 miles from the subject property. The comparables consist of a split-level and two, tri-level dwellings of wood siding exterior construction ranging in size from 1,044 to 1,104 square feet of living area. The dwellings were built from 1978 to 1988 on sites ranging in size from 6,650 to 9,693 square feet of land area.

Two comparables have basements with finished area. Each comparable has a lower level, with two having finished area and central air conditioning. One comparable has a fireplace. Two comparables have a 400 or a 720 square foot garage. The comparables sold from October 2015 to April 2016 for prices ranging from \$135,000 to \$167,000 or from \$123.18 to \$152.49 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 \$64,863. The subject's assessment reflects an estimated market value of \$195,665 or \$177.23 per square foot of living area, including land, when applying the 2017 three-year average median level of assessment for Lake County of 33.15%.

In support of the subject's assessment, the board of review submitted information on three comparable sales located within .43 of a mile of the subject. The comparables consist of tri-level dwellings of wood siding exterior construction that were built from 1976 to 1993 on sites ranging in size from 9,841 to 20,330 square feet of land area. The dwellings range in size from 1,004 to 1,246 square feet of living area. Each comparable has a lower level, with two having finished area; central air conditioning; one fireplace and a garage ranging in size from 484 to 576 square feet of building area. The comparables sold from March to October 2016 for prices ranging from \$175,000 to \$220,000 or from \$154.90 to \$199.28 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 no reduction in the subject's assessment is warranted.

The parties submitted six suggested comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 due to their distant location or dated sale in October 2015 which is less likely to be reflective of market as of the January 1, 2017 assessment date. The Board also gave less weight to board of review comparable #3 as its lot size is considerably larger than the subject's lot size.

The Board finds the best evidence of the subject's market value to be the appellant's comparable #3 along with board of review comparables #1 and #2. All of these comparables are older dwellings than the subject but are similar in location, design, dwelling size and features. The comparables sold from March to June 2016 for prices ranging from \$167,000 to \$220,000 or from \$151.27 to \$199.28 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$195,665 or \$177.23 per square foot of living area, including land, which falls within the range established by the best comparable sales contained in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is

supported. Based on this record the Board finds the appellant failed to prove by a preponderance of the evidence that subject was overvalued. Therefore, 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

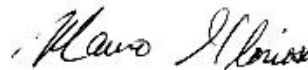
DISSENTING: _____

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

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

APPELLANT

William Mortensen, 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