



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

APPELLANT: Matt Wenner  
DOCKET NO.: 17-02874.001-R-1  
PARCEL NO.: 06-09-309-005

The parties of record before the Property Tax Appeal Board are Matt Wenner, 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:** \$12,347  
**IMPR.:** \$49,934  
**TOTAL:** \$62,281

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 1,924 square feet of living area. The dwelling was constructed in 1994. Features of the home include a partial basement with finished area, central air conditioning and a 380 square foot attached garage. The property is situated on an 8,712 square foot lot and located in Round Lake Beach, Lake Villa Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject was purchased on May 28, 2015 for \$175,000. The appellant submitted copies of the HUD-1 Settlement Statement, Multiple Listing Service Sheet and the Listing & Property History report associated with the sale of the subject property. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$62,281. The subject's assessment reflects a market value of approximately \$187,876 or \$97.65 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 response to the appeal, the board of review argued the subject sale on May 28, 2015 is dated.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located within .633 of a mile from the subject. The comparables are situated on sites ranging in size from 6,970 to 9,583 square feet of land area and improved with two-story dwellings of wood siding exterior construction that were built from 1993 to 1997. The dwellings range in size from 1,914 to 1,984 square feet of living area. The comparables each have a basement with two having finished area, central air-conditioning and a garage ranging in size from 380 to 629 square feet of building area. Three comparable each have a fireplace. The comparables sold from October 2016 to December 2017 for prices ranging from \$195,000 to \$221,000 or from \$99.34 to \$114.86 per square foot of living area, including land. Based on the 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 has not met this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties presented information pertaining to the sale of the subject property and four suggested comparable sales. The Board gave less weight to the May 2015 sale of the subject which is dated and less likely to be reflective of market value as of the January 1, 2017 assessment date.

The Board finds the best evidence of market value to be board of review comparables. These comparables sold proximate in time to the assessment date at issue and were similar to the subject in location, dwelling size, design, age and most features. They sold from October 2016 to December 2017 for prices ranging from \$195,000 to \$221,000 or from \$99.34 to \$114.86 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$187,876 or \$97.65 per square foot of living area including land, which falls below the range established by the comparable sales in the record. The Board finds the comparable sales provided by the board of review support the conclusion that the 2015 sale of the subject is not reflective of market value as of January 1, 2017. After considering any necessary 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. Therefore, no reduction in the subject's assessment is warranted based on overvaluation.

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

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COUNTY

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