



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

APPELLANT: Brad and Colleen Beldon
DOCKET NO.: 17-03371.001-R-1
PARCEL NO.: 16-34-312-002

The parties of record before the Property Tax Appeal Board are Brad and Colleen Beldon, the appellants, by attorney Steven Kandelman, of Rieff Schramm Kanter & Guttman 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: \$ 59,657
IMPR.: \$120,289
TOTAL: \$179,946

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 consists of a two-story dwelling of brick construction that has 2,508 square feet of living area. The dwelling was built in 1963. The home features a partial finished basement, central air conditioning and a 462 square foot garage. The subject property has a 12,817 square foot site. The subject property is located in Moraine Township, Lake County.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted four comparable sales located within .25 of a mile from the subject. The comparables consist of two-story dwellings of brick construction that were built in 1963 or 1964. Three comparables have partial unfinished basements and one comparable has a partial finished basement. The comparables have central air conditioning; three comparables have a fireplace; and each comparable has a garage that range in size from 462 to 520 square feet of building area. The dwellings range in

size from 2,300 to 2,600 square feet of living area and are situated on sites that range in size from 12,081 to 12,910 square feet of land area. The comparables sold from October 2015 to February 2017 for prices ranging from \$448,000 to \$466,750 or from \$176.92 to \$194.78 per square foot of living area including land. Based on this evidence, the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$179,946. The subject's assessment reflects an estimated market value of \$542,824 or \$216.44 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% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted a comparative analysis of nine comparable sales. The evidence was prepared by the township assessor. The comparables are located within .233 of a mile of the subject. The comparables consist of two-story dwellings of brick or wood siding exterior construction that were built from 1962 to 1964. Three comparables have partial unfinished basements and six comparables have partial basements that are partially finished. The comparables have central air conditioning; six comparables have a fireplace and each comparable has a garage that range in size from 440 to 484 square feet of building area. The dwellings range in size from 2,167 to 2,738 square feet of living area and are situated on sites that contain from 12,345 to 16,958 square feet of land area. The comparables sold from July 2015 to May 2017 for prices ranging from \$467,500 to \$590,000 or from \$200.83 to \$247.39 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 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 failed to meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted 13 comparable sales for the Board's consideration. The Board gave less weight to comparables #1, #2 and #4 submitted by the appellants. Comparables #1 and #4 have smaller unfinished basements, inferior to the subject's larger basement that is partially finished. Appellants' comparable #2 sold in 2015, which is dated in relation to the subject's January 1, 2017 assessment date to be considered reflective of market value. The Board gave less weight to board of review comparables #1, #2, #3, #5, #8 and #9. Comparables #1, #3 and #5 have smaller unfinished basements, inferior to the subject's larger basement that is partially finished. Comparable #2 is smaller in dwelling size when compared to the subject. Comparables #8 and #9 sold in 2015, which are dated and sold less proximate in time to the subject's January 1, 2017 assessment date to be considered indicative of market value. The Board finds the remaining four comparables are more similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold from May 2016 to March 2017 for prices ranging from \$454,900 to \$590,000 or from \$186.36 to \$244.81 per square foot of living area

including land. The subject's assessment reflects an estimated market value of \$542,824 or \$216.44 per square foot of living area including land, which falls within the range established by the most similar comparable sales contained in the record. 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.

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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