



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

APPELLANT: Margot Pheonix
DOCKET NO.: 17-03714.001-R-1
PARCEL NO.: 16-15-433-017

The parties of record before the Property Tax Appeal Board are Margot Pheonix, 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: \$53,211
IMPR.: \$101,409
TOTAL: \$154,620

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 1.75-story dwelling of stucco exterior construction with 2,535 square feet of living area. The dwelling was constructed in 1925. Features of the home include a partial basement with finished area, a fireplace, an inground swimming pool and a 624 square foot attached garage. The property has a 15,725 square foot site and is located in Highwood, Moraine 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 within 0.21 of a mile from the subject property. The comparables have parcels that range in size from 6,541 to 14,214 square feet of land area and are improved with one 1.5-story and two 2.0-story dwellings of brick or wood siding exterior construction that range in size from 2,235 to 2,700 square feet of living area. The homes were built from 1918 to 1928. The comparables have basements, two with

finished area and detached garages that range in size from 528 to 640 square feet of building area. One comparable has central air conditioning and two comparables have two fireplaces each. The comparables sold from April 2015 to March 2016 for prices ranging from \$254,000 to \$475,000 or from \$112.39 to \$175.93 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$122,798.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$154,620. The subject's assessment reflects a market value of \$466,425 or \$183.99 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 three comparable sales located within approximately 0.74 of a mile from the subject property. The comparables have parcels that range in size from 7,591 to 10,107 square feet of land area and are improved with one 1.5-story and two 2.0-story dwellings of brick or wood siding exterior construction that range in size from 2,400 to 2,479 square feet of living area. The homes were built from 1925 to 1935. The comparables have basements, one with finished area; central air conditioning; one or two fireplaces and a detached garage that range in size from 400 to 552 square feet of building area. The comparables sold from May 2015 to July 2016 for prices ranging from \$525,000 to \$665,000 or from \$215.87 to \$268.25 per square foot of living area, land included.

In a rebuttal memorandum, the board of review noted that a page was missing from the appellant's submission. The board of review correctly identified the appellant's comparable sales and pointed out the following: 2015 sales date, smaller basement area, lack of inground swimming pool feature and smaller site sizes associated with these submitted comparable sales. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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. The comparables have varying degrees of similarity to the subject in terms of site size, design, age, basement finish and features. The Board gives least weight to the appellant's comparable #1 along with board of review comparables #1 and #3 due to 2015 sale dates that are considered less indicative of the subject's fair market value as of its January 1, 2017 assessment date. The Board finds the best evidence of market value to be the appellant's comparables #2 and #3 as well as the board of review comparable #2 which have 2016 sale dates considered more relevant for a January 1, 2017 assessment date. These most similar comparables sold from January 2016 to July 2016 for prices ranging from \$330,000 to \$525,000 or from \$147.65 to \$215.87 per square foot of living

area, including land. The subject's assessment reflects a market value of \$466,425 or \$183.99 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. The appellant's comparable #3 appears to be the most similar comparable to the subject in terms of location, age, lack of central air conditioning and basement features. This comparable sold for \$175.93 per square foot of living area, land included and has a larger dwelling size, smaller site size and no inground pool. After considering adjustments to comparables for differences with 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: 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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