



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

APPELLANT: Richard & Ann Stobart
DOCKET NO.: 17-03834.001-R-1
PARCEL NO.: 14-06-301-031

The parties of record before the Property Tax Appeal Board are Richard & Ann Stobart, the appellants, by attorney Jessica Hill-Magiera in Lake Zurich; 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: \$82,528
IMPR.: \$226,988
TOTAL: \$309,516

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 2-story dwelling of brick exterior construction with 5,804 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 1,300 square foot garage. The property has a 59,432 square foot site and is located in North Barrington, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on six comparable sales located within 1.06 miles from the subject property. The comparables have sites that range in size from 22,273 to 62,528 square feet of land area and are improved with 2-story dwellings of brick exterior construction that range in size from 5,563 to 7,015 square feet of living area. Each comparable has a basement, one with finished area; central air conditioning; one to four fireplaces and a garage ranging in

size from 872 to 1,259 square feet of building area. The comparables sold from February 2016 to May 2017 for prices ranging from \$515,000 to \$905,000 or from \$75.85 to \$145.76 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's assessment be reduced to \$226,654.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$309,516. The subject's assessment reflects a market value of \$933,683 or \$160.87 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 eight comparable sales located within approximately 0.74 of a mile from the subject property. One comparable property was erroneously included twice. The comparables have sites that range in size from 11,761 to 58,007 square feet of land area and are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction. The dwellings range in size from 3,113 to 7,020 square feet of living area. Each comparable has a basement, one with finished area; central air conditioning; one to six fireplaces and a garage ranging in size from 598 to 1,587 square feet of building area. The comparables sold from October 2015 to July 2017 for prices ranging from \$530,000 to \$1,486,000 or from \$159.24 to \$233.61 per square foot of living area, land included.

In rebuttal, the appellants' counsel asserted board of review comparable sales #1, #2, #6, #7,#8 and #9 not comparable due to an older sale date, dwelling size or age differences with the subject property; that comparable #5 was included twice; and that comparables #3 and #4 were considered acceptable to the appellant. The appellants' counsel prepared a table with their "Best Comps" and stated that use of median price per square foot was a "fundamental concept" utilized in market valuation.

Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 14 comparables for the Board's consideration. The Board gives less weight to the appellants' comparable #3 along with board of review comparables #5 through #7 which are significantly different in site size from the subject's site size. The Board gives less weight to the appellants' comparable #4 as this property is located greater than one mile from the subject and has a larger dwelling size relative to the subject. Additionally, appellants' comparables #3 and #4 appear to be outliers based on their sale price relative to the sale price of other comparables. Reduced weight is given to appellants' comparables #1 and #5 and board of

review comparable #2 for differences in location, age and/or dwelling size from the subject. The Board also gives little weight to the board of review comparables #1 and #8 for sale date in 2015 which is too remote for the subject's January 1, 2017 assessment date or difference in design with the subject.

The Board finds the best evidence of market value to be appellants' comparables #2 and #6 and board of review comparables #3 and #4 which are more similar in location, site size, age dwelling size, design and most features when compared to the subject. These most similar comparables sold from March 2016 to May 2017 for prices ranging from \$750,000 to \$1,486,000 or from \$126.48 to \$233.61 per square foot of living area, including land. The subject's assessment reflects a market value of \$933,683 or \$160.87 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering necessary adjustments to the 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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