



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

APPELLANT: Michael and Patricia Neenan
DOCKET NO.: 17-03962.001-R-1
PARCEL NO.: 13-22-302-006

The parties of record before the Property Tax Appeal Board are Michael and Patricia Neenan, the appellants, 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: \$59,737
IMPR.: \$170,240
TOTAL: \$229,977

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 wood siding exterior with 3,976 square feet of living area. The dwelling was constructed in 1994. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and an 800 square foot attached garage. The property has a 129,178 square foot or 2.97 acre site and is located in Lake Barrington, Cuba Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales located in the subject's neighborhood and within 3.15 miles of the subject property. The comparable sites range in size from 38,106 to 91,898 square feet of land area and are improved with two-story dwellings that range in size from 3,722 to 3,974 square feet of living area. The homes were built in 1989 or 1999. Each comparable has a basements with finished area, central air conditioning, two or three

fireplaces and attached garages ranging in size from 615 to 864 square feet of building area. The comparables sold from April 2016 to January 2017 for prices ranging from \$535,000 to \$590,000 or from \$138.28 to \$158.52 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's assessment be reduced to \$196,374.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$229,977. The subject's assessment reflects a market value of \$693,747 or \$174.48 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 four comparable sales all located in the subject's neighborhood and within 3.3 miles of the subject property. The comparables have sites ranging in size from 42,269 to 103,237 square feet of land area that are improved with two-story dwellings that range in size from 3,943 to 4,469 square feet of living area. The homes were built from 1994 to 2001. Each comparable has a basement with finished area, central air conditioning, one to three fireplaces and an attached garage that range in size from 704 to 840 square feet of building area. Three of the four comparables have inground pools¹. The comparables sold from May 2016 to May 2017 for prices ranging from \$720,000 and \$865,000 or from \$176.10 to \$206.15 per square foot of living area, land included. 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 meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparables for the Board's consideration. The comparables have varying degrees of similarity when compared to the subject in terms of site size, dwelling size, basement finish and other features. The Board gives less weight to the board of review comparables #1, #2 and #4 due to inground pool feature, which may require a downward adjustment for a feature the subject does not have. The Board finds the best evidence of market value to be appellants' comparable sales #1, #2 and #3 and board of review comparable #3 which are generally similar to the subject in location, site size, dwelling size, all of which have finished basement area. These most similar comparables sold for prices ranging from \$587,000 to \$750,000 or from \$147.71 to \$181.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$693,747 or \$174.48 per square foot of living area, including land which is within the range established by these comparables. After taking into consideration differences in the comparables relative to the subject and based on this evidence in this record, the Board finds a reduction in the subject's assessment is not justified.

¹ Inground pool features for board of review comparables was obtained from property record card data.

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

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