



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

APPELLANT: Robert Troyer
DOCKET NO.: 18-00384.001-R-1
PARCEL NO.: 12-21-106-011

The parties of record before the Property Tax Appeal Board are Robert Troyer, 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: \$129,203
IMPR.: \$50,442
TOTAL: \$179,645

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 2018 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 one-story dwelling with brick exterior construction containing 1,844 square feet of living area. The dwelling was built in 1956. Features of the home include an unfinished basement, two fireplaces, and a detached garage containing 572 square feet of building area. The property has a 12,043-square foot site and is located in Lake Bluff, Shields 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 from .12 to .35 of a mile from the subject property. The comparables have sites ranging in size from 13,450 to 27,990 square feet of land area and are improved with one-story dwellings with wood siding or brick exterior construction that range in size from 2,094 to 2,266 square feet of living area. The dwellings were built from 1941 to 1957. Each comparable features a basement with one having finished

area. Each dwelling has central air conditioning, one or two fireplaces, and an attached garage ranging in size from 441 to 484 square feet of building area. The comparables sold in October 2016 or November 2017 for prices ranging from \$569,193 to \$750,000 or from \$260.99 to \$330.98 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$165,943.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$179,645. The subject's assessment reflects a market value of \$543,062 or \$294.50 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Lake County of 33.08% 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 located from .173 to .345 of a mile from the subject and within the same assessment neighborhood code as the subject property. The board of review comparable #4 was also submitted by the appellant as comparable #3. The comparable parcels range in size from 7,538 to 27,990 square feet of land area and are improved with one-story dwellings with wood siding or brick exterior construction that range in size from 1,410 to 2,266 square feet of living area. The dwellings were built from 1955 to 1965. One dwelling features a basement with finished area. Each home has central air conditioning, one or two fireplaces, and a garage ranging in size from 288 to 484 square feet of building area. The comparables sold from November 2017 to July 2018 for prices ranging from \$395,000 to \$750,000 or from \$280.14 to \$332.06 per square foot of living area, including land. The board of review also submitted property record cards for the subject and each of its comparables. Based on this evidence, the board of review requested the assessment be sustained.

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 record contains a total of six comparable sales submitted by the parties including one common comparable. The Board gives less weight to board of review's comparables #1, #2, and #3 based on these comparables lacking a basement which is a feature of the subject. The Board also gave reduced weight to appellant's comparable #2 which sold in October 2016, a date more remote in time to the valuation date at issue of January 1, 2018 and thus less likely to be indicative of market value as of the assessment date than the other sales in the record.

The Board finds the best evidence of market value to be appellant's comparable #1 and the parties' common comparable. The Board finds these two comparables to be most similar to the subject in terms of location, age, design, dwelling size, and some features. However, both of these properties have central air conditioning, unlike the subject, thus requiring downward adjustments in order to make them more equivalent to the subject. These comparables sold in

November 2017 for prices of \$570,000 and \$750,000 or for \$260.99 and \$330.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$543,062 or \$294.50 per square foot of living area, including land, which is supported by the two best comparable sales in this record. After considering adjustments to the comparables for differences from the subject, the Board finds that the assessment of the subject property as established by the board of review is supported and no reduction 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:

November 17, 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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