



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

APPELLANT: Alexander Kemps
DOCKET NO.: 18-00421.001-R-1
PARCEL NO.: 09-26-419-004

The parties of record before the Property Tax Appeal Board are Alexander Kemps, 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: \$20,029
IMPR.: \$84,386
TOTAL: \$104,415

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 two-story four-unit residential building of vinyl siding exterior construction with 3,576 square feet of building area. The building was constructed in 1900 and has an effective age of 1996 due to extensive remodeling in 2011. Features include a partial unfinished basement and a 616 square foot detached garage. The property has a 10,824 square foot site and is located in Wauconda, Wauconda 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 1.03 to 1.25 miles from the subject property. The comparables have sites ranging in size from 10,291 to 20,364 square feet of land area and are improved with two-story dwellings built in 1996 or 1998. The comparables range in size from 2,986 to 3,208 square feet of building area. Features of each comparable include a basement, with two having finished area, central air conditioning, one or

two fireplaces and a garage ranging in size from 618 to 890 square feet of building area. The comparables sold from January to May 2017 for prices ranging from \$300,000 to \$330,000 or from \$100.47 to \$107.70 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$104,415. The subject's assessment reflects a market value of \$315,644 or \$78,911 per unit or \$88.27 per square foot of building 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 response to the appellant's evidence, the board of review argued appellant's comparables are single-unit dwellings, not similar to the subject's four-unit building.

In support of its contention of the correct assessment the board of review submitted information on four comparables located from .889 of a mile to 7.062 miles from the subject property. The comparables have sites ranging in size from 7,500 to 19,166 square feet of land area and consist of a split-level, five-unit apartment building and three, two-story, two to four-unit apartment buildings of vinyl siding and brick exterior construction that were built from 1962 to 2000. The buildings range in size from 1,920 to 3,704 square feet of building area. Two comparables have unfinished basements, three comparables have central air conditioning, one comparable has two fireplaces and three comparables each have a garage ranging in size from 440 to 1,520 square feet of building area. Three of the comparables sold in February 2017 and June 2018 for prices ranging from \$210,000 to \$347,500 or from \$86,875 to \$105,000 per apartment unit or from \$93.82 to \$218.75 per square foot of building area, including land. Comparable #2 was listed for \$249,900 or \$124,950 per apartment unit. The board of review provided property record cards for the subject and each comparable, along with the Multiple Listing Service sheets associated with the listing or sale of each comparable. Based on this evidence, the board of review requested confirmation of the subject's assessment

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 seven comparables to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to the appellant's comparables which are single-family dwellings as compared to the subject's four-unit building. The Board also gave less weight to board of review comparable #2 as it is a listing that has not yet sold.

The Board finds the best evidence of market value to be board of review comparable sales #1, #3 and #4. These comparables are similar multi-family buildings like the subject. The comparables sold from February 2017 to June 2018 for prices ranging from \$210,000 to \$347,500 or from

\$86,875 to \$105,000 per apartment unit or from \$93.82 to \$218.75 per square foot of building area, including land. The subject's assessment reflects a market value of \$315,644 or \$78,911 per unit or \$88.27 per square foot of building area, land included, which falls within the range on overall basis established by the best comparable sales in the record and just below on a price per square foot basis and price per unit foot basis. Based on this evidence, the Board finds the subject's estimated market value as reflected by its assessment is supported and 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: October 20, 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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