



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

APPELLANT: Jon McKendry
DOCKET NO.: 18-00512.001-R-1 through 18-00512.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Jon McKendry, 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 A Reduction 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
18-00512.001-R-1	12-21-215-009	\$95,140	\$214,138	\$309,278
18-00512.002-R-1	12-21-215-010	\$55,181	\$0	\$55,181

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 two adjacent parcels that are improved with a 2.0-story dwelling of brick exterior construction with 3,390 square feet of living area. The dwelling was constructed in 1999. Features of the home include an unfinished full basement, central air conditioning, two fireplaces and a 744 square foot attached garage. The property has a 12,500 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 within 0.37 of a mile from the subject property. The comparables have sites that range in size from 8,503 to 9,300 square feet of land area and are improved with 2.0-story dwellings of brick or wood siding exterior construction that range in size from 3,425 to 3,681 square feet of living area. The homes were built from 1991 to 1999. Each comparable has a finished basement, central air conditioning, one

or two fireplaces and a garage ranging in size from 440 to 600 square feet of building area. The comparables sold from September 2015 to August 2018 for prices that range from \$690,000 to \$1,080,000 or from \$201.46 to \$293.40 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$347,014.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$407,820. The subject's assessment reflects a market value of \$1,232,830 or \$363.67 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 a grid analysis and property record cards on the subject and four comparable sales located within approximately 0.44 of a mile from the subject property. The comparables have sites that range in size from 8,276 to 20,938 square feet of land area and are improved with a 1.75-story and three, 2.0-story dwellings of stucco or wood siding exterior construction that range in size from 2,886 to 3,519 square feet of living area. The homes were built from 1902 to 1998. The property record card for comparable #4, built in 1902, indicated the property had been gutted and re-built new in 2017. Each comparable has a basement, three with finished area, central air conditioning and one to three fireplaces. Three of the comparables have a garage ranging in size from 462 to 729 square feet of building area. The comparables sold from November 2016 to August 2018 for prices ranging from \$1,065,000 to \$1,737,500 or from \$323.53 to \$496.30 per square foot of living area, land included.

The board of review provided an aerial view of the subject which illustrates positioning of the improvement centered on its two parcels. The board of review noted that the parcels cannot be sold separately and that the appellant's evidence included only land area for one of the two parcels. Per the board of review, assessment records indicate the two parcels contain a total of 12,500 square feet of land area. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven comparables for the Board's consideration. The Board gave less weight to appellant's comparable #1 which appears to be an outlier with respect to its sale price per square foot relative to other comparables in the record. The Board gave little weight to the appellant's comparable #2 which sold in 2015, too remote in time to be indicative of the subject's market value as of the January 1, 2018 assessment date. The Board also gives reduced weight to board of review comparables #2 and #4 for differences in age when compared to the subject. These two sales also appear to have superior condition compared to the subject, with

“good” condition assigned to comparable #2 and comparable #4 having been gutted and completely updated since 2017.

The Board finds the best evidence of market value to be appellant's comparable #3 along with board of review comparables #1 and #3 which are more similar to the subject in terms of location, design, size and age. These three comparables all have smaller site sizes and finished basements compared to the subject's site and unfinished basement. These comparables sold from March 2017 to August 2018 for prices ranging from \$1,065,000 to \$1,100,000 or from \$293.40 to \$369.02 per square foot of living area, including land. The comparable most similar to the subject is board of review comparable #3 which sold for \$1,100,000 or \$323.53 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,232,830 or \$363.67 per square foot of living area, including land, which is above the overall market value range and within the price per square foot range established by the best comparable sales in this record. After considering adjustments to the comparables for differences with the subject in terms of site size and basement finish, the Board finds a reduction in the subject's assessment is 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: August 18, 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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