



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

APPELLANT: Lou Gebler
DOCKET NO.: 18-00538.001-R-1
PARCEL NO.: 06-36-305-018

The parties of record before the Property Tax Appeal Board are Lou Gebler, 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: \$26,170
IMPR.: \$98,799
TOTAL: \$124,969

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 dwelling of vinyl siding exterior construction with 2,532 square feet of living area. The dwelling was constructed in 2001. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 690 square foot garage. The property has an 11,325 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on seven comparable sales located in the same neighborhood as the subject and from .19 to .45 of a mile from the subject property. The comparables have sites ranging in size from 8,532 to 20,908 square feet of land area. The comparables are improved with two-story dwellings of vinyl, wood or wood and cedar siding exterior construction ranging in size from 2,286 to 2,890 square feet of living area. The dwellings were constructed from

1996 to 2001. Each comparable features a basement with three having finished area, central air conditioning and a garage ranging in size from 462 to 759 square feet of building area. Six comparables each have one or two fireplaces. The comparables sold from December 2016 to March 2018 for prices ranging from \$322,000 to \$417,000 or from \$126.08 to \$144.29 per square foot of living area, including land. The appellant provided Multiple Listing Service sheets associated with the sales of comparables #4 and #6. Based on this evidence, the appellant requested the subject's assessment be reduced to \$78,926.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,969. The subject's assessment reflects a market value of \$377,778 or \$149.20 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 response to the appeal, the board of review of review provided the PTAX-203 Real Estate Transfer Declaration associated with the subject's November 2016 sale for a price of \$375,000 or \$148.10 per square foot of living area, land included. The transfer declaration disclosed the subject was advertised for sale and the transfer was not between related parties, which was unrefuted by the appellant.

In support of its contention of the correct assessment, the board of review submitted a grid analysis and property record cards of the subject and four comparable sales located from .03 to .112 of a mile from the subject property, two of which are located in the same neighborhood as the subject property. The comparables have sites ranging in size from 10,018 to 13,650 square feet of land area. The comparables are improved with two-story dwellings of vinyl or wood siding exterior construction ranging in size from 2,619 to 2,858 square feet of living area. The dwellings were constructed from 2001 to 2004. Each comparable features an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 462 to 528 square feet of building area. The comparables sold from April 2016 to April 2018 for prices ranging from \$350,000 to \$405,000 or from \$133.38 to \$145.09 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's 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 no reduction in the subject's assessment is warranted.

The parties provided eleven suggested comparable sales for the Board's consideration. The board of review provided evidence that the subject property was purchased in November 2016 for a price of \$375,000 or \$148.10 per square foot of living area, including land. The Board gave less weight to the appellant's comparables #3, #4, #5, #6 and #7 which differ from the subject in site size or have finished basements unlike the subject's unfinished basement.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2, along with the four comparables submitted by the board of review. These comparables are relatively similar to the subject in location, dwelling size, design, age and features. They sold from April 2016 to April 2018 for prices ranging from \$345,000 to \$405,000 or from \$126.08 to \$145.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$377,778 or \$149.20 per square foot of living area, including land, which falls within the overall price range established by the best comparable sales in the record but above the range on a square foot basis. Accepted real estate valuation theory provides, all other factors being equal, as the size of a property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. Based on this analysis, the Board finds the subject's higher square foot value appears to be justified given its smaller dwelling size. After considering the subject's purchase price and the best comparable sales in the record, the board finds a reduction in the subject's assessment is not 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:

February 16, 2021



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Lou Gebler, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085