



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

APPELLANT: Renate Loeffler
DOCKET NO.: 18-00540.001-R-1
PARCEL NO.: 07-31-308-002

The parties of record before the Property Tax Appeal Board are Renate Loeffler, 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: \$19,603
IMPR.: \$148,738
TOTAL: \$168,341

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 wood siding exterior construction with 4,601 square feet of living area. The dwelling was constructed in 2012 with an “average+” quality grade. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 1,724 garage. The property has a 40,455 square foot site and is located in Grayslake, Warren 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 2.24 to 4.30 miles from the subject property. The comparables have sites ranging in size from 9,975 to 46,552 square feet of land area. The comparables consist of two-story dwellings of brick or wood siding exterior construction ranging in size from 3,735 to 4,270 square of feet of living area. The dwellings were constructed from 1997 to 2004 and have quality grades of “good,” “very good+”

or “excellent+”. Each comparable features a basement with two having finished area, central air conditioning, one fireplace and a garage that ranges in size from 420 to 766 square feet of land area. The comparables sold from February 2017 to March 2018 for prices ranging from \$360,000 to \$477,000 or from \$96.39 to \$111.71 per square foot of living area, including land. As part of the submission, the appellant included a location map of the subject with a handwritten note indicating the subject property backs up to busy Route 45. Based on this evidence, the appellant requested the subject’s assessment be reduced to \$136,483.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$168,341. The subject's assessment reflects a market value of \$508,891 or \$110.60 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 of four comparable sales located from 2.143 to 5.602 miles from the subject property. Board of review comparable #1 is the same property as the appellant’s comparable #3. The comparables have sites ranging in size from 40,114 to 77,533 square feet of land area. The comparables were improved with two-story dwellings of brick and wood siding exterior construction ranging in size from 4,036 to 4,704 square feet of living area. The dwellings were constructed from 1997 to 2007 and have quality grades of “very good” or “excellent+.” Each comparable features a basement with two having finished area, central air conditioning, one or three fireplaces and a garage ranging in size from 672 to 1,151 square feet of building area. The subject’s land value has a 20% negative influence factor as reported in its property record card. The comparables sold from February 2017 to December 2018 for prices ranging from \$477,000 to \$630,000 or from \$109.48 to \$135.19 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 record contains six suggested comparable sales for the Board’s consideration with one comparable common to both parties. The Board gave less weight to the appellant’s comparables, along with board of review comparables #1 and #2 due to their smaller dwelling sizes and/or dissimilar site sizes.

The Board finds the best evidence of market value to be board of review comparables #3 and #4. These two comparables are similar to the subject in site size, dwelling size and design, though they are distant in location from the subject with smaller dwellings and comparable #4 lacks a finished basement which is a feature of the subject. They sold in July 2017 and December 2018

for prices of \$630,000 and \$605,000 or \$135.19 and \$128.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$508,891 or \$110.60 per square foot of living area, including land, which falls below the two best comparable sales in the record. The Board recognizes the subject is superior to the comparables in age but inferior to the comparables in quality grade and in location as the subject is adjacent to Route 45. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported. Based on this evidence the Board finds no reduction in the subject's assessment 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: September 15, 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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