



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

APPELLANT: Stephen Scholl
DOCKET NO.: 18-02512.001-R-1
PARCEL NO.: 14-08-204-004

The parties of record before the Property Tax Appeal Board are Stephen Scholl, 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: \$38,610
IMPR.: \$159,782
TOTAL: \$198,392

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 brick exterior construction with 3,758 square feet of living area. The dwelling was constructed in 1995. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 720 square foot garage. The property has a 43,336 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within 1.30 miles from the subject property. The comparables have sites that range in size from 38,708 to 85,217 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,283 to 3,942 square feet of living area. The homes were built from 1987 to 1995. Each comparable has an unfinished basement, central air conditioning and a garage ranging in size from 736 to 1,058 square feet of building area. Five of the

comparables each have one or two fireplaces. Comparables #5 and #6 each feature an inground swimming pool. The comparables sold from March 2017 to April 2018 for prices ranging from \$459,250 to \$623,000 or from \$128.49 to \$167.52 per square foot of living area, land included. Based on this information, the appellant requested the subject's assessment be reduced to \$190,386.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$198,392. The subject's assessment reflects a market value of \$599,734 or \$159.59 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 within approximately 1.30 miles from the subject property. Board of review comparables #2, #3 and #4 are the same properties as the appellant's comparables #6, #4 and #3, respectively. The comparables have sites that range in size from 38,708 to 66,899 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,283 to 3,970 square feet of living area. The homes were built from 1989 to 1995. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 736 to 1,058 square feet of building area. Comparable #2 features an inground swimming pool. The comparables sold from April 2017 to April 2018 for prices ranging from \$505,000 to \$687,500 or from \$153.82 to \$173.17 per square foot of living area, land included.

The board of review included comments on their grid analysis stating the subject property is located in an unincorporated area of Lake Zurich which has well water and septic sewer service. They also stated that the appellant's comparables #4, #5 and #6 support the subject's current assessment. 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 record supports the subject's assessment and a reduction is not warranted.

The record contains seven comparables for the Board's consideration as three of the comparables were common to both parties. The Board gave less weight to the appellant's comparables #1, #2, #4/board of review #3, #5 and #6/board of review #2 which are dissimilar to the subject in location, site size and/or feature an inground swimming pool which the subject property lacks.

The Board finds the best evidence of market value to be the appellant's comparable #3/board of review comparable #4 and board of review comparable #1 which are more similar to the subject in location, age, design, site, dwelling and features. These two comparables sold in April 2017

and February 2018 for prices of \$687,500 or \$505,000 or for \$173.17 or \$153.82 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$599,734 or \$159.59 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. After considering adjustments to the comparables for differences with the subject, the Board finds 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:

January 19, 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

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