



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

APPELLANT: Christine Ormanic
DOCKET NO.: 18-02621.001-R-1
PARCEL NO.: 11-09-307-011

The parties of record before the Property Tax Appeal Board are Christine Ormanic, 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: \$55,111
IMPR.: \$113,493
TOTAL: \$168,604

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 2,589 square feet of living area. The dwelling was constructed in 1990. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 440 square foot garage. The property has an 11,937 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on September 1, 2016 for a price of \$473,000. The appellant completed Section IV – Recent Sale Data of the appeal petition reporting that the subject property was purchased from DGDB, LLC Series V. Also, the parties to the transaction were not related, the property was advertised by a realtor through the Multiple Listing Service (MLS) and the property had been on the market for 4 days prior to the sale. To

document the sale the appellant submitted a copy of the settlement statement, a copy of the closing disclosure statement, a copy of the MLS listing and a copy of the subject's Listing & Property History Report. The settlement statement reflects the purchase price, date of sale and the distribution of broker's fees to two entities. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$168,604. The subject's assessment reflects a market value of \$509,686 or \$196.87 per square foot of living area, land included, when using the 2017 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 .316 of a mile of the subject property. The comparables have sites ranging in size from 10,489 to 14,098 square feet of land area and are improved with two-story dwellings that range in size from 2,210 to 2,964 square feet of living area. The dwellings were built from 1984 to 1998. Each comparable has an unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 420 to 672 square feet of building area. The sales occurred from July 2017 to June 2018 for prices ranging from \$499,000 to \$565,000 or from \$186.08 to \$225.79 per square foot of living area, including land. The board of review also submitted copies of the PTAX-203 Illinois Real Estate Transfer Declaration and the MLS sheet associated with the sale of the subject property. 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 a reduction in the subject's assessment is not warranted.

The Board gives little weight to the sale of the subject property as the sale occurred in September 2016 which is somewhat dated and less likely to be indicative of the subject's market value as of the January 1, 2018.

The Board finds the best evidence of market value to be the comparable sales provided by the board of review, which sold proximate in time to the assessment date at issue. These comparables were relatively similar to the subject in location, age, style, size and features. The comparables sold for prices ranging from July 2017 to June 2018 for prices ranging from \$499,000 to \$565,000 or from \$186.08 to \$225.79 per square foot of living area. The subject's assessment reflects a market value of \$509,686 or \$196.87 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board finds the comparable sales provided by the board of review demonstrate the subject's assessment is reflective of fair cash value. Based on this evidence, 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:

December 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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