



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

APPELLANT: Gregory Hury
DOCKET NO.: 18-02720.001-R-1
PARCEL NO.: 15-28-103-007

The parties of record before the Property Tax Appeal Board are Gregory Hury, 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: \$30,850
IMPR.: \$114,868
TOTAL: \$145,718

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 2,220 square feet of living area. The dwelling was constructed in 1986. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 483 square foot garage. The property has a 15,202 square foot site and is located in Buffalo Grove, Vernon 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 0.26 of a mile from the subject property. The comparables have sites that range in size from 9,104 to 11,804 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,220 to 2,252 square feet of living area. The homes were built from 1985 to 1987. Each comparable has a basement with finished area, central air conditioning, one fireplace

and a 483 square foot garage. The comparables sold from March to July 2017 for prices ranging from \$445,000 to \$453,000 or from \$199.19 to \$202.70 per square foot of living area, land included.

The appellant's counsel submitted a cancelled Multiple Listing Service (MLS) sheet on the subject property with a list date of April 2018 and a list price of \$475,000. Descriptions of updates to the subject as reported in the MLS sheet include kitchen updates, bathroom updates, a remodeled second floor, new wood flooring, updated mechanicals, updated kitchen appliances, newer windows and fresh paint. Based on this evidence, the appellant requested the subject's assessment be reduced to \$140,586.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$145,718. The subject's assessment reflects a market value of \$440,502 or \$198.42 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 six comparable sales located within approximately 0.32 of a mile from the subject property. Board of review comparables #2, #4 and #6 are the same properties as the appellant's comparables #1, #3 and #2, respectively. The comparables have sites that range in size from 9,104 to 13,505 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,220 to 2,266 square feet of living area. The homes were built from 1985 to 1988. Each comparable has a basement, five with finished area, central air conditioning, one fireplace and a garage with either 440 or 483 square feet of building area. The comparables sold from June 2016 to September 2017 for prices ranging from \$445,000 to \$512,000 or from \$199.19 to \$227.35 per square foot of living area, land included. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains six comparables for the Board's consideration as three of the comparables were submitted by both parties. The Board gave less weight to board of review comparable #3 which sold in June 2016 and is dated and less likely to be indicative of the subject's fair market value as of the January 1, 2018 assessment date. The Board also gave less weight to the board of review comparable #5 as this property has an unfinished basement in contrast to the subject's finished basement.

The Board finds the best evidence of market value to be the remaining comparables which includes the three common comparables. These four comparables are similar to the subject in

location, age, design, dwelling size and features but each has a smaller site size when compared to the subject. These comparables sold from March to September 2017 for prices ranging from \$445,000 to \$512,000 or from \$199.19 to \$227.35 per square foot of living area, including land. The subject's assessment reflects a market value of \$440,502 or \$198.42 per square foot of living area, including land, which falls below the range established by the 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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