



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

APPELLANT: Jerry Oversen  
DOCKET NO.: 18-03123.001-R-1  
PARCEL NO.: 16-36-207-032

The parties of record before the Property Tax Appeal Board are Jerry Oversen, 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:** \$81,373  
**IMPR.:** \$82,611  
**TOTAL:** \$163,984

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 2.0-story dwelling of stucco exterior construction with 2,237 square feet of living area. The dwelling was constructed in 1924 and has an effective age of 1947. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 484 square foot garage. The property has a 9,053 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within 0.75 of a mile from the subject. The comparables have sites that range in size from 9,242 to 21,121 square feet of land area and are improved with a 1.50-story, a 1.75-story and three, 2.0-story dwellings of brick or wood siding exterior construction that range in size from 2,339 to 2,630 square feet of living area. The homes were built from 1922 to 1961 with effective ages ranging from 1925 to 1972.

Each comparable has a basement, three with finished area, one or two fireplaces and a garage ranging in size from 252 to 359 square feet of building area. Four of the comparables have central air conditioning. The comparables sold from March 2016 to January 2018 for prices ranging from \$465,000 to \$690,000 or from \$197.10 to \$262.36 per square foot of living area, land included.

The appellant's counsel submitted Multiple Listing Service (MLS) sheets on their comparables #1, #3, #4 and #5 which include descriptions of the properties as recently rehabilitated with comparable #5 advertised as "totally updated" in 2015 while the remaining three MLS sheets mention updated kitchen and bathroom features. Based on this evidence, the appellant requested the subject's assessment be reduced to \$137,935.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$163,984. The subject's assessment reflects a market value of \$495,719 or \$221.60 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 information on six comparable sales located within 0.89 of a mile from the subject property. The comparables have sites that range in size from 7,187 to 13,904 square feet of land area and are improved with 2.0-story dwellings of brick or wood siding exterior construction that range in size from 1,984 to 2,490 square feet of living area. The homes were built from 1927 to 1941 with effective ages ranging from 1931 to 1969. Each comparable has a basement, five with finished area, one or two fireplaces and a garage ranging in size from 210 to 483 square feet of building area. Four of the comparables each have central air conditioning. The comparables sold from May 2016 to April 2018 for prices ranging from \$545,000 to \$710,000 or from \$230.07 to \$331.00 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 parties submitted eleven comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1, #3 and #4 along with board of review comparable #4 which sold in 2016 and are dated and less likely to be indicative of the fair market value of the subject as of the January 1, 2018 assessment date. The Board gave less weight to appellant comparable #5 based on information in the MLS sheet describing the property as totally updated. The Board gave less weight to board of review comparable #5 which has an effective age of 1969 compared to the subject's effective age of 1947 and sold at a price per square foot significantly higher than all other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparable #2 along with board of review comparables #1, #2, #3 and #6. These comparables have varying degrees of similarity when compared to the subject in location, site size, age, design, dwelling size and features. These comparables sold from March 2017 to April 2018 for prices ranging from \$465,000 to \$635,000 or from \$198.30 to \$287.30 per square foot of living area, including land. The board of review's comparable #3 is considered to be most similar to the subject and sold for \$554,000 or \$230.07 per square foot of living area, land included. The subject's assessment reflects a market value of \$495,719 or \$221.60 per square foot of living area, including land, which falls within 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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