



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

APPELLANT: Gary Ross
DOCKET NO.: 19-00702.001-R-1
PARCEL NO.: 15-32-401-026

The parties of record before the Property Tax Appeal Board are Gary Ross, the appellant, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$ 49,458
IMPR.: \$104,860
TOTAL: \$154,318

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 2019 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 frame exterior construction with 2,320 square feet of living area. The dwelling was constructed in 1987. Features of the home include three full bathrooms, a half bath, a partial basement with 780 square feet of finished area, central air conditioning, two fireplaces and a 420 square foot garage. The property has an 11,619 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 an appraisal estimating the subject property had a market value of \$463,000 as of March 12, 2020. To arrive at the opinion, the appraiser analyzed three properties located in Buffalo Grove and from .09 to .40 of a mile from the subject. The comparable parcels range in

size from 8,973 to 11,400 square feet of land area and improved with two-story dwellings. The dwellings are either 33 or 51 years old and range in size from 2,136 to 2,388 square feet of living area. Each dwelling also features two full bathrooms, a half bath, a basement, two of which have finished areas, and a two-car garage. Two of the comparables each have a fireplace. The comparables sold from June to August 2019 and from \$415,375 to \$475,000 or from \$188.44 to \$210.18 per square foot of living area, including land.

The appraiser then made adjustments to the comparables for differences when compared to the subject in site/view, age, dwelling size, basement, basement finish and/or number of fireplaces. Through the process, the appraiser set forth adjusted sales prices ranging from \$437,955 to \$488,700. The appraiser concluded a value for the subject under the sales comparison approach to value of \$463,000 or \$199.57 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,076. The subject's assessment reflects a market value of \$520,146 or \$224.20 per square foot of living area, land included, when using the 2019 three year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In response to the appellant's evidence, the board of review noted that the valuation date of the appraisal is 15 months after the valuation date at issue in this appeal of January 1, 2019. The board of review also noted that appraisal sale #1 is a much older dwelling and that the subject property has a superior number of plumbing fixtures (i.e., more bathrooms) and more finished basement area than the comparables set forth in the appellant's appraisal.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same neighborhood code assigned by the assessor as the subject property and within .14 of a mile from the subject. The comparable parcels range in size from 8,750 to 9,375 square feet of land area which are each improved with two-story dwellings of frame exterior construction. The homes were each built in 1987 and range in size from 2,260 to 2,389 square feet of living area. Each dwelling has two full bathrooms, a half bath and a basement, one of which has finished area. The homes feature central air conditioning and a garage ranging in size from 416 to 483 square feet of building area. Three of the comparables each have a fireplace. The comparables sold from June 2018 to August 2019 for prices ranging from \$450,000 to \$475,000 or from \$188.44 to \$210.18 per square foot of living area, including land. Based on this evidence and argument, the board of review requested confirmation of the subject's estimated market value as reflected by its assessment.

In written rebuttal, the appellant contends that despite the March 2020 date of valuation in the appraisal report, he asserts based on various sources (Collateral Analytics House Price Index; Zillow) that housing prices remained relatively stable during those intervening 15 months. The appellant also questioned the importance of the older age of appraisal sale #1 and acknowledged that the subject dwelling is located on a cul-de-sac but noted the subject backs to a park on only a portion of one of the lot lines.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted an appraisal and the board of review submitted criticisms and four comparable sales to support their respective positions before the Property Tax Appeal Board. The Board finds the best evidence of market value to be the appraisal submitted by the appellant which is further supported the board of review comparable sales. The appraisal appeared to be logical and made appropriate adjustments for differences when compared to the subject, including the greater age of appraisal sale #1. Furthermore, the appraiser's final conclusion of value of the subject of \$199.57 per square foot of living area, including land, is well supported by the four board of review comparable sales that sold from June 2018 to August 2019 for prices ranging from \$188.44 to \$210.18 per square foot of living area, including land. The subject's assessment reflects a market value of \$224.20 per square foot of living area, including land, which is above both the appraised value conclusion and above the range established by the board of review comparable sales in the record. While the subject admittedly has one full bathroom more than any of the other comparables in the record and finished basement area, which is only a feature of board of review comparable sale #1, there is simply no evidence in the record that supports the subject's estimated market value of \$224.20 per square foot of living area, including land, for these additional features.

On this record and as fully analyzed herein, the Board finds a reduction in the subject's assessment is 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:

August 24, 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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