



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

APPELLANT: Hillary Krantz
DOCKET NO.: 19-02741.001-R-1
PARCEL NO.: 16-36-302-060

The parties of record before the Property Tax Appeal Board are Hillary Krantz, the appellant, by attorney Edwin M. Wittenstein of Worsek & Vihon in Chicago, 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: \$69,230
IMPR.: \$130,750
TOTAL: \$199,980

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 part one-story and part two-story contemporary style single family dwelling of brick and cedar exterior construction with approximately 3,153 square feet of living area. The dwelling was constructed in 1966 and was approximately 53 years old as of the assessment date. Features of the home include a partial basement that is 90% finished, central air conditioning, one fireplace and a two-car attached garage. The property has a 12,090 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 an appraisal estimating the subject property had a market value of \$600,000 as of January 1, 2019. The appraisal was prepared by Thomas Boyle, Jr., an Associate Real Estate Trainee Appraiser, and David Conaghan, a Certified General Real Estate Appraiser. The

purpose of the appraisal was to assist the appellant with an ad valorem tax assessment. The fee simple property rights were appraised.

In estimating the market value of the subject property the appraisers developed the sales comparison approach to value using five comparable sales composed of a split-level style dwelling, a tri-level style dwelling, and three 2-story style dwellings ranging in size from 3,150 to 3,844 square feet of living area. The dwellings range in age from 56 to 91 years old. Three comparables are described as having basements with two having finished area. Each property has central air conditioning, one to three fireplaces and a one-car or a two-car garage. These properties have sites ranging in size from 9,145 to 24,451 and are located from .02 to .92 miles from the subject property. The sales occurred from March 2016 to June 2018 for prices ranging from \$568,000 to \$628,000 or from \$157.39 to \$180.61 per square foot of living area, including land. The appraisers adjusted the comparables for date of sale/time, differences in land area, and differences in features to arrive at adjusted prices ranging from \$579,800 to \$634,400. Based on this analysis the appraisers arrived at an estimated market value of \$600,000. The appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$232,361. The subject's assessment reflects a market value of \$706,479 or \$224.07 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 support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings of brick or stone exterior construction that range in size from 2,630 to 3,298 square feet of living area. The dwellings were built from 1937 to 1948. Each property has a basement with a recreation room, central air conditioning, one or two fireplaces and an attached garage ranging in size from 360 to 612 square feet of building area. These properties have sites ranging in size from 8,730 to 17,390 square feet of land area and are located from approximately .17 to 1.71 miles from the subject property. The sales occurred from March 2017 to February 2019 for prices ranging from \$725,000 to \$800,000 or from \$230.58 to \$277.57 per square foot of living area, including land. The board of review requested the 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$600,000 as of the assessment date at issue. The Board finds the subject dwelling is a contemporary style dwelling and the comparables contained in the appellant's appraisal as well as those provided by the board of review are not

particularly similar to the subject dwelling in style. Nevertheless, each of the board of review comparables was significantly older than the subject dwelling while three of the comparables sales in the appraisal are very similar to the subject dwelling in age. Additionally, the appellant's appraisers adjusted the comparable sales for such items as date of sale, age, room count, living area, basement area and land area, which appear reasonable. Importantly, the Board finds appraisal comparable sale #1 is located along the same street and within the same block as the subject property. This comparable sold in June 2018 for a price of \$568,000 or \$180.32 per square foot of living area, including land. The Board finds this sale, with an adjusted price of \$579,800, is very supportive of the appraised value of \$600,000 or \$190.29 per square foot of living area, including land, and lends credibility to the report. The Board finds the fact the board of review did not include this comparable sale detracts from the weight to be given its analysis. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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

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