



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

APPELLANT: Bryan Schumann
DOCKET NO.: 19-03783.001-R-1
PARCEL NO.: 13-21-201-010

The parties of record before the Property Tax Appeal Board are Bryan Schumann, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC 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 **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: \$33,159
IMPR.: \$155,282
TOTAL: \$188,441

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 wood siding exterior construction with 3,446 square feet of living area. The dwelling was constructed in 1988 and is approximately 31 years old. Features of the home include a partial basement that is unfinished, central air conditioning, a fireplace and a 759 square foot garage.¹ The property has an approximately 36,720 square foot site and is located in Lake Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located within the same assessment neighborhood code as the subject and from .08 of a mile to 3.19 miles from the subject property. The comparables have sites that range in size from 48,935 to 91,898 square feet of land area.

¹ The Board finds the best description of the subject's basement is located in the subject's property record card provided by the board of review.

The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 3,482 to 3,896 square feet of living area. The dwellings range in age from 23 to 31 years old. Each comparable was reported to have a full basement, two of which have finished area. The comparables each have central air conditioning, one to three fireplaces and a garage that ranges in size from 690 to 840 square feet of building area. The properties sold from January 2017 to April 2019 for prices ranging from \$450,000 to \$570,000 or from \$123.76 to \$146.30 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$156,040, which would reflect a market value of \$468,167 or \$135.86 per square foot of living area, including land, when using 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 \$188,441. The subject's assessment reflects a market value of \$572,943 or \$166.26 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 five comparable sales located within the same assessment neighborhood code as the subject and from 1.21 to 2.03 miles from the subject property. The comparables have sites that range in size from 42,210 to 106,290 square feet of land area. The comparables are improved with a one-story dwelling and four, two-story dwellings of wood siding or wood siding and brick exterior construction ranging in size from 3,334 to 3,652 square feet of living area. The dwellings were built from 1985 to 2001. Comparables #1 and #4 have effective ages of 1990 and 1991, respectively. Each comparable was reported to have a full basement, one of which has a recreation room. The comparables each have central air conditioning, one or two fireplaces and a garage that ranges in size from 627 to 877 square feet of building area. Comparable #3 has an inground swimming pool. The properties sold from May 2018 to November 2019 for prices ranging from \$560,000 to \$635,000 or from \$167.06 to \$189.56 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 nine suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2 and #3 due to their significantly larger sites and/or their sale dates occurring greater than 17 months prior to the January 1, 2019 assessment date at issue. The Board also gives less weight to board of review comparables #2, #3 and #5 due to their newer age, significantly larger site or dissimilar one-story design when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable #4, along with board of review comparables #1 and #4. These comparables sold proximate in time to the lien date at issue and are relatively similar to the subject in location, dwelling size, design, age and most features. These comparables sold from October 2018 to November 2019 for prices ranging from \$570,000 to \$635,000 or from \$146.30 to \$176.29 per square foot of living area, including land. The subject's assessment reflects a market value of \$572,943 or \$166.26 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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: November 16, 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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