



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

APPELLANT: Oliver Forman
DOCKET NO.: 19-04130.001-R-1
PARCEL NO.: 06-08-306-100

The parties of record before the Property Tax Appeal Board are Oliver Forman, 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: \$16,269
IMPR.: \$94,821
TOTAL: \$111,090

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 3,842 square feet of living area. The dwelling was constructed in 2004. Features include an unfinished basement, central air conditioning, a fireplace, an inground swimming pool, and a 620 square foot garage. The subject property has a 13,770 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight comparable sales located within the same neighborhood code as the subject and within .37 of a mile from the subject. The comparables consist of two-story dwellings of wood siding exterior construction that were built from 2003 to 2005. The dwellings range in size from 3,635 to 4,300 square feet of living area and are situated on sites that range in size from 10,500 to 13,650 square feet of land area. The comparables have

basements, with two having recreation rooms. Other features of each comparable include central air conditioning, and a garage with either 638 or 672 square feet of building area. The comparables sold from January 2018 to March 2019 for prices ranging from \$294,000 to \$348,900 or from \$73.84 to \$87.10 per square foot of living area, including land. The appellant's evidence also disclosed the subject sold in May 2017 for \$350,000. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$111,090. The subject's assessment reflects an estimated market value of \$337,762 or \$87.91 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of the subject's assessment, the board of review submitted information on four comparable sales located within the same neighborhood code as the subject. The comparables consist of a two-story dwellings of wood siding exterior construction that were built from 2003 to 2005. The dwellings range in size from 3,749 to 3,846 square feet of living area and are situated on sites ranging in size from 10,540 to 26,770 square feet of land area. Each comparable has a basement with one having a recreation room, central air conditioning, a fireplace and a garage ranging in size from 620 to 694 square feet of building area. The comparables sold from March 2017 to December 2019 for prices ranging from \$321,000 to \$338,000 or from \$83.55 to 89.36 per square foot of living area, including land. The board of review also submitted exterior photographs of the subject along with the PTAX-203 associated with the sale of the subject in May 2017 for \$350,000. 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 no reduction in the subject's assessment is warranted.

The record contains twelve comparable sales and information pertaining to the sale of the subject for the Board's consideration. The Board gives less weight to appellant's comparable sale #1, #3 and #8 due to a larger dwelling size or having a recreation room in basement when compared to the subject. The Board also gave less weight board of review comparables #1, #2 and #4 as they sold in 2017 which is less proximate in time the January 1, 2019 assessment date as the other sales in the record. The Board also gave less weight to board of review comparable #3 due to its considerably larger lot size and to board of review comparable #4 which has a recreation in the basement when compared to the subject.

The Board finds the best evidence of the market value to be the remaining comparable sales submitted by the appellant. These five comparables sold proximate in time to the assessment date at issue and are similar to the subject in location, age, dwelling size and some features. However, each comparable lacks an inground swimming pool, a feature of the subject. These

comparables sold from June 2018 to March 2019 for prices ranging from \$294,000 to \$348,900 or from \$77.23 to \$87.01 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$337,762 or \$87.91 per square foot of living area, including land, which falls within the range on an overall basis established by the best comparable sales in this record but slightly above the range on a per square foot basis. The Board finds the slightly higher price per square foot is justified due to the subject's inground swimming pool. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction in the subject's assessment is warranted. Additionally, the Board finds the subject sold in May 2017 for \$350,000, which is more than its estimated market value of \$337,762 as reflected by its 2019 assessment. Although somewhat dated, the May 2017 sale supports the subject's 2019 assessment.

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: December 21, 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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