



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

APPELLANT: William Hermann
DOCKET NO.: 19-04588.001-R-1
PARCEL NO.: 12-21-214-023

The parties of record before the Property Tax Appeal Board are William Hermann, 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: \$136,074
IMPR.: \$206,383
TOTAL: \$342,457

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 2-story dwelling with wood siding exterior construction containing 3,596 square feet of living area. The dwelling was built in 1900 and has an effective age of 1914. Features of the home include an unfinished basement, a finished attic area, central air conditioning, two fireplaces, and an attached garage with 672 square feet of building area. The property has a 12,890-square foot site and is located in Lake Bluff, Shields 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 properties, four of which contained sales data. Three properties are located within the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 10,020 to 24,090 square feet of land area and are improved with 2-story dwellings with wood siding or stucco exterior construction

that range in size from 3,465 to 4,223 square feet of living area. The dwellings were built from 1904 to 1994 with comparables #2, #4, and #5 having effective ages ranging from 1940 to 1979. Each comparable features a basement, with three having a recreation room. Each dwelling also has central air conditioning and from one to three fireplaces. Four comparables each have either an attached or a detached garage ranging in size from 484 to 836 square feet of building area. The four comparables with sales data sold from June 2018 to February 2019 for prices ranging from \$750,000 to \$1,137,500 or from \$216.45 to \$271.35 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$316,848 to reflect a market value of \$950,639 or \$264.36 per square foot of living area 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 \$342,457. The subject's assessment reflects a market value of \$1,041,219 or \$289.55 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 three comparable sales located within the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 5,730 to 19,970 square feet of land area and are improved with a 1-story or 2-story dwellings with wood siding exterior construction that range in size from 2,864 to 4,072 square feet of living area. The dwellings were built from 1890 to 1925. Comparable #2 has an effective age of 1936. Each comparable features an unfinished basement, central air conditioning, two or three fireplaces, and an attached or detached garage ranging in size from 440 to 570 square feet of building area. The comparables sold in April 2016 or June 2018 for prices ranging from \$857,500 to \$1,200,000 or from \$279.96 to \$356.51 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted a total of eight comparables, seven with sales data, for the Board's consideration. The Board gave less weight to appellant's comparable #3 as this comparable did not contain any sale data, thus the Board cannot complete a meaningful comparative analysis. The Board gave less weight to appellant's comparables #4 and #5 based on their significantly larger dwelling sizes, newer age, and/or lack of a garage feature when compared to the subject. Lastly, the Board gave less weight to board of review comparable #2 due to its sale date in April 2016, which is too remote in time from the January 1, 2019 assessment date in question, and comparable #3 based on its significantly smaller site and dwelling sizes relative to the subject.

The Board finds the best evidence of market value to be the remaining three comparables which are similar to the subject in location, design, dwelling size, age, and most features. These three best comparables in the record each sold in June 2018 for prices ranging from \$750,000 to \$1,200,000 or from \$216.45 to \$356.51 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,041,219 or \$289.55 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record both in terms of overall value and on a per square foot basis. After considering adjustments to the comparables for differences from the subject, the Board finds that the assessment of the subject property as established by the board of review is supported and, thus, no reduction is warranted.

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 18, 2022



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

William Hermann, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085