



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

APPELLANT: Natalie Reinkemeyer
DOCKET NO.: 19-04629.001-R-1
PARCEL NO.: 16-09-109-005

The parties of record before the Property Tax Appeal Board are Natalie Reinkemeyer, 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 ***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: \$86,703
IMPR.: \$130,371
TOTAL: \$217,074

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 1.75-story dwelling of wood siding exterior construction with 3,300 square feet of living area. The dwelling was constructed in 1939. Features of the home include a basement with a recreation room, central air conditioning, four fireplaces and a 435 square foot garage. The property has a 19,950 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparable properties located from .26 of a mile to 2.29 miles from the subject property, one of which is within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 20,020 to 77,970 square feet of land area. The comparables are improved with 1.5-story, 1.75-story or 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 2,832 to 3,934

square feet of living area. The dwellings were built from 1900 to 1959. The comparables each have a basement, two of which have recreation rooms. The appellant reported that four comparables have central air conditioning, each comparable has from one to three fireplaces and four comparables each have a garage that ranges in size from 462 to 1,423 square feet of building area. One comparable has a green house and one comparable has a flat barn. The appellant provided sales data for comparables #1 through #4, and #6. These five properties sold from October 2017 to November 2018 for prices ranging from \$535,000 to \$955,000 or from \$177.56 to \$242.76 per square foot of living area, including land.

Counsel for the appellant asserted that comparable #1 is in the same assessment neighborhood as the subject and has a land value that is higher than the subject but in every other way it is very similar.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$191,102, which would reflect a market value of \$573,363 or \$173.75 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 \$232,060. The subject's assessment reflects a market value of \$705,564 or \$213.81 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 a grid analysis of the same six comparable properties utilized by the appellant, which were previously described. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains six suggested comparable properties for the Board's consideration, as all of the comparables were utilized by both parties. Sales data was provided for five of the comparables. The Board gives no weight to the appellant's/board of review's comparable #5 as no sales data was provided to address the appellant's overvaluation argument. The Board gives less weight to the appellant's/board of review's comparables #2, #4 and #6 due to their distant locations from the subject being more than 2 miles away and their significantly larger site sizes when compared to the subject.

The Board finds the best evidence of market value to be the parties' two remaining comparable sales. These two comparables are located most proximate to the subject and have similar site

sizes, however, the comparables have varying degrees of similarity when compared to the subject in dwelling size, design, age and features. These properties sold in October 2017 and January 2018 for prices of \$555,000 and \$605,000 or for \$185.99 and \$212.65 per square foot of living area, including land. The subject's assessment reflects a market value of \$705,564 or \$213.81 per square foot of living area, including land, which is greater than the two best comparable sales in this record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the comparable for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, based on this record the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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:

February 15, 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

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