



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

APPELLANT: Todd Obinger
DOCKET NO.: 19-04651.001-R-1
PARCEL NO.: 16-30-101-023

The parties of record before the Property Tax Appeal Board are Todd Obinger, 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: \$136,013
IMPR.: \$230,617
TOTAL: \$366,630

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 brick exterior construction with 5,643 square feet of living area. The dwelling was constructed in 2005. Features of the home include an unfinished basement, central air conditioning, three fireplaces and a 1,073 square foot attached garage. The property has a 101,490 square foot site and is located in Riverwoods, 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 three comparable sales located within .72 miles from the subject property and the same assessment neighborhood code as the subject. The comparables have sites that range in size from 48,350 to 54,890 square feet of land area and are improved with two-story dwellings of brick exterior construction that range in size from 4,408 to 5,091 square feet of living area. The dwellings were built from 1984 to 1998. Each comparable has a

basement with one having finished area, central air conditioning, one fireplace, and a garage ranging in size from 751 to 1,292 per square foot of building area. The appellant asserted comparable #3 is an outlier as it was rehabbed and has an indoor swimming pool, private health club and an outdoor "room", huge patio with firepit. The comparables sold from April 2017 to June 2019 for prices ranging from \$530,000 to \$1,100,000 or from \$112.72 to \$216.07 per square foot of living area, land included. 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 \$421,849. The subject's assessment reflects a market value of \$1,282,606 or \$227.29 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 response to the appeal, the board of review critiqued the appellant's comparables noting their smaller site sizes and older ages when compared to the subject. In addition, one comparable sold 21 months prior to the January 1, 2019 assessment date.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 1.2 miles from the subject, two of which are within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 38,330 to 101,490 and are improved with one-story or two-story dwellings of brick exterior construction that range in size from 4,416 to 5,803 square feet of living area. The dwellings were built from 1998 to 2005. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 751 to 1,056 square feet of building area. Three comparables each have one or two fireplaces. Comparables #2 and #3 have inground swimming pools. The board of review submitted Multiple Listing Service sheets associated with the comparable sales and a map depicting their locations in relation to the subject. Comparables #1, #2 and #4 are located within the subject's elementary and high school districts. The comparables sold from May 2019 to September 2020 for prices ranging from \$1,100,000 to \$1,250,000 or from \$193.87 to \$269.48 per square foot of living area, land included.

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 parties submitted six suggested comparable sales for the Board's consideration with one comparable common to both parties. The Board finds that neither party submitted comparables that were particularly similar to the subject. For example, the appellant's comparables all have smaller sites, two are older dwellings, and one is 22% smaller in dwelling size when compared to the subject. As to the board of review comparables, two are located in a different neighborhood,

three have smaller sites, one is 22% smaller in dwelling size and one is a different style when compared to the subject. In addition, the parties provided three sales that sold less proximate in time to the subject's January 1, 2019 assessment date. Excluding appellant's comparable #1 which appears to be an outlier and board of review comparable #4 due to its dissimilar style when compared to the subject, the Board finds the parties' remaining comparables are similar in style to the subject and have varying degrees of similarity to the subject in location, age, dwelling size and features. However, all but one of the comparables have considerably smaller site sizes than the subject. These comparables sold from April 2017 to September 2020 for prices ranging from \$702,500 to \$1,190,000 or from \$159.37 to \$269.48 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,282,606 or \$227.29 per square foot of living area, including land, falls within the range established by the best comparables in this record on a square foot basis but higher on an overall basis. Based on this evidence and after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that the subject's estimated market value as reflected by the assessment is excessive and a reduction in the subject's assessment is not 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: March 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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