



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

APPELLANT: Renate Loeffler
DOCKET NO.: 19-04820.001-R-1
PARCEL NO.: 07-31-308-002

The parties of record before the Property Tax Appeal Board are Renate Loeffler, 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: \$19,964
IMPR.: \$161,030
TOTAL: \$180,994

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 4,601 square feet of living area. The dwelling was constructed in 2012. Features of the home include a full unfinished basement, central air conditioning, a fireplace and an attached 1,725 garage. The property has a 40,450 square foot site and is located in Grayslake, Warren 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 sales located from 1.91 to 3.54 miles from the subject property. The comparables have sites ranging in size from 8,320 to 12,560 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 3,676 to 3,838 square feet of living area. The dwellings were constructed from 1996 to 2002. Each comparable features a full basement, three of which

have finished area. The homes feature central air conditioning, one or two fireplaces and a garage that ranges in size from 420 to 661 square feet of building area. Comparable #5 has an inground swimming pool. In a brief, the appellant argued that each comparable has a higher quality grade than the subject and are smaller in living area than the subject. In addition, differences in basement finish, number of fireplaces and amount of exterior brick were noted for some of the comparables. The properties sold from March 2018 to August 2019 for prices ranging from \$350,000 to \$385,000 or from \$95.21 to \$100.31 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$156,418, which would reflect a market value of \$469,301 or \$102.00 per square foot of living area, including land, when applying 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 \$180,994. The subject's assessment reflects a market value of \$550,301 or \$119.60 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 four comparable sales located in the same assessment neighborhood code as the subject and within .37 of a mile from the subject. The parcels range in size from 39,260 to 44,660 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction. The homes were built from 1971 to 1985. The dwellings range in size from 2,374 to 2,508 square feet of living area with full basements, two of which have finished area. Each dwelling has central air conditioning, a fireplace and a garage ranging in size from 400 to 576 square feet of building area. The comparables sold from March to December 2018 for prices ranging from \$270,000 to \$350,000 or from \$113.73 to \$139.55 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 parties submitted a total of nine comparable sales to support their respective position before the Property Tax Appeal Board. Although the board of review comparables are more similar to the subject in location, none of the comparables presented by the parties are similar to the subject in a date of construction of 2012, none of the comparables are similar to the subject in its dwelling size of 4,601 square feet and none of the comparables have a garage similar to the subject containing 1,725 square feet of building area.

The Board finds the comparables in this limited record sold from March 2018 to August 2019 for prices ranging from \$270,000 to \$385,000 or from \$95.21 to \$139.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$550,301 or \$119.60 per square foot of living area, including land, which is above the range established by the best comparable sales in this record in terms of overall value but within the range on a per-square-foot basis. Given that the subject is at least nearly 1,000 square feet larger than the comparable dwellings, the subject's higher overall value is logical. Furthermore, given the subject's substantially newer age than the comparables, the Board finds no persuasive evidence that the subject dwelling is overvalued, therefore, the Board finds a reduction in the subject's assessment is not 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:

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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