



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

APPELLANT: Ab Krohne
DOCKET NO.: 19-04938.001-R-1
PARCEL NO.: 11-14-401-022

The parties of record before the Property Tax Appeal Board are Ab Krohne, 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: \$71,106
IMPR.: \$222,449
TOTAL: \$293,555

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 and brick exterior construction with 5,733 square feet of living area. The dwelling was constructed in 1986 and has an effective age of 1989. Features of the home include an unfinished basement, central air conditioning, three fireplaces and a 960 square foot garage. The property has a 94,530 square foot site and is located in Green Oaks, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted Multiple Listing Service (MLS) sheets on two properties and a grid analysis with information on three comparable sales located within 0.70 of a mile from the subject property. The comparables have sites that range in size from 42,250 to 82,760 square feet of land area and are improved with two-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 5,096 to 6,355 square feet of living area. The

dwelling were built from 1986 to 1999. Each comparable has a basement, two with finished area, central air conditioning, two or four fireplaces and one or two garages ranging in size from 736 to 1,241 square feet of combined building area. Comparable #2 also features an inground swimming pool and its MLS sheet described a coach house labeled a "second residence." The MLS sheet for comparable #3 described a "separate staircase off main floor" that leads to a private apartment, equipped with a kitchenette, additional bedroom, full bath and laundry facilities." The properties sold from May 2018 to April 2019 for prices ranging from \$809,000 to \$980,000 or from \$127.30 to \$169.99 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$269,377 which reflects a market value of \$808,212 or \$140.98 per square foot of living area, land included, 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 \$293,555. The subject's assessment reflects a market value of \$892,536 or \$155.68 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 0.70 of a mile from the subject property. Board of review comparables #1 and #2 are the same properties as the appellant's comparables #3 and #2, respectively. The comparables have sites that range in size from 42,250 to 81,690 square feet of land area and are improved with either one-story or two-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 5,096 to 6,418 square feet of living area. The homes were built from 1990 to 1999 with the oldest property having an effective age of 2003. Each comparable has a basement, two with finished area, central air conditioning, two or four fireplaces and one or two garages ranging in size from 736 to 1,397 square feet of combined building area. Comparables #2 and #3 feature inground swimming pools. Based on MLS data supplied by the appellant, comparables #1 and #2 are described as having accessory dwelling units or secondary residences with separate access and living areas. The properties sold from May 2018 to July 2019 for prices ranging from \$862,300 to \$980,000 or from \$140.23 to \$169.99 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 record contains four comparable sales for the Board's consideration, as two properties were common to both parties. The Board gives less weight to the appellant's comparables #2 and #3, the two common comparables, along with each of the board of review comparables. These properties differ from the subject in age, design, land area, finished basement, presence of an

accessory dwelling unit and/or feature inground swimming pools when compared to the subject property's characteristics. The Board finds the one remaining sale comparable, appellant's comparable #1, is highly similar to the subject in location, age, design and several features. However, this comparable is also substantially larger than the subject in dwelling size. Accepted real estate theory provides that, all things being equal, as the size of a property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. Therefore, given the subject's smaller dwelling, a higher per square foot value is expected. The best comparable sold in June 2018 for \$809,000 or \$127.30 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$892,536 or \$155.68 per square foot of living area, including land. On this record and after a thorough examination of the evidence, the Board finds this one sale comparable does not overcome the burden of moving forward with documentary evidence to substantiate a reduction in the subject's assessment based on overvaluation.

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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