



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

APPELLANT: Suzanne Wetterling
DOCKET NO.: 19-05031.001-R-1
PARCEL NO.: 12-21-108-008

The parties of record before the Property Tax Appeal Board are Suzanne Wetterling, 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: \$124,335
IMPR.: \$169,381
TOTAL: \$293,716

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 of stone and wood siding exterior construction with 2,785 square feet of living area. The dwelling was constructed in 1961 and has an effective age of 1992. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 441 square foot garage. The property has a 14,700 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 three comparable sales located within 0.45 of a mile from the subject property. The comparables have sites that range in size from 7,750 to 9,240 square feet of land area and are improved with 1.75-story or 2-story dwellings of brick or wood siding exterior construction that range in size from 2,484 to 2,712 square feet of living area. The dwellings were built from 1952 to 1970 with the oldest comparable having an effective age of

1966. Each comparable has a basement, two with finished area, central air conditioning, one fireplace and a garage ranging in size from 440 to 484 square feet of building area. The properties sold in April 2018 or July 2019 for prices ranging from \$650,000 to \$685,000 or from \$239.68 to \$263.69 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$247,840 which reflects a market value of \$743,594 or \$267.00 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 \$293,716. The subject's assessment reflects a market value of \$893,025 or \$320.66 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 five comparable sales located within 0.40 of a mile from the subject property. Board of review comparable #5 is the same property as the appellant's comparable #2. The comparables have sites that range in size from 7,750 to 9,870 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction that range in size from 2,693 to 3,196 square feet of living area. The homes were built from 1958 to 1993 with the oldest comparable having an effective age of 1978. Each comparable has a basement, four with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 462 to 528 square feet of building area. The properties sold from April 2018 to October 2020 for prices ranging from \$685,000 to \$1,130,000 or from \$221.21 to \$390.73 per square foot of living area, land included.

The subject's property record card, submitted by the board of review, reports the issuance of a permit in April 2017 for the purpose of an addition which totaled \$287,000. 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 seven unique comparable sales for the Board's consideration, as one property was common to both parties. The Board finds that neither parties' comparables are particularly similar to the subject in both age and effective age. The Board gives less weight to the appellant's comparables, including the common comparable, as these properties are least similar to the subject in effective age, relative to other properties in the record, and/or have an unfinished basement compared to the subject's finished basement. The Board also gives reduced weight to the board of review's comparable #2 which sold in October 2020, less proximate in time to the January 1, 2019 assessment date at issue than other comparables in the record.

The Board finds the best evidence of market value to be the remaining comparables which are more similar to the subject in location, effective age, design, dwelling size and features. These comparables sold from August 2018 to December 2019 for prices ranging from \$707,000 to \$1,065,000 or from \$221.21 to \$369.02 per square foot of living area, including land. The subject's assessment reflects a market value of \$893,025 or \$320.66 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences from the subject, 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: 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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