



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

APPELLANT: Kim Rihman
DOCKET NO.: 19-05079.001-R-1
PARCEL NO.: 11-14-102-009

The parties of record before the Property Tax Appeal Board are Kim Rihman, 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: \$56,885
IMPR.: \$201,780
TOTAL: \$258,665

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 two dwellings. Dwelling #1 is a two-story home of frame construction with 3,332 square feet of living area and Dwelling #2 is a two-story home of frame construction with 3,516 square feet of living area located on a single parcel.¹ Dwelling #1 was constructed in 1950 and features a basement, central air conditioning, two fireplaces, a 696 square foot detached garage. Dwelling #2 was built in 1997 and features a slab foundation, central air conditioning, and a 1,404 square foot attached garage. The property has a 100,093 square foot site and is located in Green Oaks, Libertyville Township, Lake County.

¹ Additional details of the subject property not provided by the appellant have been drawn from the subject's property record card presented by the board of review, which the Board finds to contain the best descriptive data of the subject.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales. The comparables are located from 0.66 of a mile to 1.54 miles from the subject property. The parcels range in size from 12,742 to 44,460 square feet of land area and are improved with two-story homes of frame construction ranging in size from 2,975 to 3,718 square feet of living area. The dwellings were built from 1981 to 2000 with two of the homes having effective ages of 1989 and 1996. Each home has a basement, central air conditioning, a fireplace, and an attached garage ranging in size from 315 to 1,063 square feet of building area. Comparable #2 has a gazebo and comparable #4 has an inground swimming pool. The comparables sold from March 2018 to February 2019 for prices ranging from \$482,000 to \$580,000 or from \$156.00 to \$169.27 per square foot of living area, including land.

The appellant submitted notes contending that all of the appellant's comparables are newer and in the same or better condition than the subject, but have lower assessments than the subject.

Based on this evidence, the appellant requested a total assessment of \$183,242 which would reflect a market value of \$549,781 or \$80.28 per square foot of living area, including land, at 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 \$258,665. The subject's assessment reflects a market value of \$786,455 or \$114.84 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. The comparables are located from 0.19 to 0.58 of a mile from the subject property. Three of the parcels range in size from 40,950 to 82,760 square feet of land area; no lot size information was provided for one of the comparables. The comparables are improved with two-story home of frame construction ranging in size from 4,037 to 6,355 square feet of living area. The dwellings were built from 1986 to 2004. Each home has a basement, central air conditioning, from one to four fireplaces, and one or two garages ranging in size from 574 to 1,175 square feet of building area. Comparable #2 has an inground swimming pool and a bath house. The comparables sold from June 2018 to November 2019 for prices ranging from \$695,000 to \$980,000 or from \$127.30 to \$172.16 per square foot of living area, including land.

The board of review submitted a listing sheet for the subject disclosing a list price of \$715,000 for the subject property having approximately 7,500 square feet of living area, and notes of the township assessor's office stating that the subject property is improved with two dwellings, with two breezeways connecting the two homes and garage, and that the appellant's comparables are inferior to the subject.

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 record contains a total of six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables and to the board of review's comparables #3 and #4, due to differences from the subject in dwelling size.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #2, which are relatively similar to the subject in dwelling size and some features. These most similar comparables sold in June 2018 and April 2019 for prices of \$809,000 and \$980,000 or \$127.30 and \$169.99 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$549,781 or \$80.28 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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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