



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

APPELLANT: Stephen Erisman
DOCKET NO.: 19-05083.001-R-1
PARCEL NO.: 11-10-303-003

The parties of record before the Property Tax Appeal Board are Stephen Erisman, 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: \$50,260
IMPR.: \$94,935
TOTAL: \$145,195

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 split-level style dwelling of frame construction with 1,924 square feet of above ground living area. The dwelling was built in 1959 but has an effective date of construction of 1992. Features of the home include a lower level with 539 square feet of finished area, central air conditioning, one fireplace and an attached garage with 528 square feet of building area. The property has a 20,093 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparables improved with two-story dwellings of frame or brick construction with either 2,170 or 2,232 square feet of above ground living area. The homes were built from 1973 to 2006. Each comparable has an unfinished basement, central air conditioning, one fireplace, and an attached garage ranging in size from 400 to 600 square

feet of building area. The comparables are located from .93 to 1.46 miles from the subject property. Comparables #1 and #4 have sites with 48,409 and 38,293 square feet of land area, respectively. The comparables sold from April 2018 to January 2019 for prices ranging from \$315,095 to \$450,000 or from \$145.21 to \$201.61 per square foot of above ground living area, including land. The appellant requested the subject's assessment be reduced to \$121,841.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$145,195. The subject's assessment reflects a market value of \$441,456 or \$229.45 per square foot of above ground 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 its submission the board of review pointed out the subject dwelling was an original split-level style house with a 2nd/3rd floor addition that also has a finished lower level but no basement. In rebuttal the board of review asserted the appellant's comparables are located outside the subject's neighborhood and appellant's comparables #2 and #3 are condominiums.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with split-level style dwellings of frame construction ranging in size from 1,472 to 1,661 square feet of above ground living area. The homes were built from 1957 to 1969. Comparables #1, #2 and #4 have effective dates of construction of 1975, 1994 and 1984, respectively. Each comparable has a lower level with finished area ranging in size from 528 to 1,288 square feet, central air conditioning, and an attached or detached garage ranging in size from 451 to 960 square feet of building area. Comparables #1 and #4 have one and two fireplaces, respectively. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .06 to .67 miles from the subject property. The comparables have sites ranging in size from approximately 19,977 to 23,692 square feet of land area. The sales occurred from March 2017 to August 2019 for prices ranging from \$320,000 to \$415,000 or from \$198.27 to \$272.08 per square foot of above ground living area, including land.

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 eight sales presented by the parties to support their respective positions. The Board gives less weight to the appellant's comparables due to differences from the subject property in location, dwelling style and/or age. The Board also finds that appellant's comparables #2 and #3 were reported to be condominium units, differing from the subject's detached dwelling configuration. The Board gives most weight to the board of review comparables as these properties are most similar to the subject in location, dwelling style and/or age. The Board finds, however, each of the board of review comparables is improved with a

smaller dwelling than the subject property. These comparables range in size from 1,472 to 1,661 square feet of above ground living area and sold for prices ranging from \$320,000 to \$415,000 or from \$198.27 to \$272.08 per square foot of above ground living area, including land. The subject's assessment reflects a market value of \$441,456 or \$229.45 per square foot of above ground living area, including land, which is above the overall price range but within the range established by the best comparable sales in this record on a per square foot basis. The subject's overall higher estimated value is justified considering the subject's larger dwelling size relative to the board of review comparables. Based on this record the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the 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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