



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

APPELLANT: Troy Ihlanfeldt
DOCKET NO.: 19-05113.001-R-2
PARCEL NO.: 12-34-305-011

The parties of record before the Property Tax Appeal Board are Troy Ihlanfeldt, 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: \$164,783
IMPR.: \$569,395
TOTAL: \$734,178

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 1.5-story dwelling with brick exterior construction containing 6,163 square feet of living area. The dwelling was constructed in 1929. Features of the home include a partially finished basement, central air conditioning, four fireplaces and an attached 678 square foot garage. The property has a 20,450 square foot site and is located in Lake Forest, 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 properties that are located from .76 of a mile to 1.14 miles from the subject and not within the same neighborhood code as the subject. The comparables have sites ranging in size from 90,600 to 242,630 square feet of land area that are improved with 1-story or 2-story dwellings containing from 5,443 to 6,452 square feet of living area. The dwellings were built from 1925 to 1953. The comparables have unfinished

basements, central air conditioning and two or three fireplaces. The comparables have attached and/or detached garages ranging in total size from 440 to 1,171 square feet of building area. One comparable has a swimming pool and a wood frame greenhouse with glass walls. Two of the comparables sold in June and July 2018 for prices of \$2,700,000 and \$2,095,000 or \$418.47 and \$384.90 per square foot of living area, including land. The appellant's submission included a brief noting the appellant's comparable #2 was rehabbed in 2007 and submitted Multiple Listing Service (MLS) data regarding its recent sale.

Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$734,178. The subject's assessment reflects a market value of \$2,232,223 or \$362.20 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 two comparable sales that are located .76 of a mile or 1.07 miles from the subject and not within the same neighborhood code as the subject. The board of review's comparable #2 is the same property as the appellant's comparable #1. The comparables have sites with 88,430 or 99,320 square feet of land area that are improved with 2-story dwellings containing 5,443 or 7,034 square feet of living area. The dwellings were built in 1914 or 1925. The comparables have unfinished basements, central air conditioning and three or seven fireplaces. The comparables have attached and/or detached garages with a total of 1,163 or 1,171 square feet of building area. One comparable has a swimming pool. The comparables sold in August 2017 and July 2018 for prices of \$2,675,000 and \$2,095,000 or \$380.30 and \$384.90 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 record contains a total of four comparable properties for the Board's consideration, one of which was submitted by both parties. The Board gives less weight to the appellant's comparable #3, as well as the board of review's comparable #1, due to the lack of recent sales data, which is required to support an overvaluation argument, or their sale date occurring greater than 16 months prior to the January 1, 2019 assessment date at issue. The Board finds the parties' remaining comparables, which includes the parties' common comparable, have varying degrees of similarity and also sold proximate in time to the January 1, 2019 assessment date at issue. The best comparables sold for prices of \$2,095,000 and \$2,700,000 or \$384.90 and \$418.47 per

square foot of living area, including land. The subject's assessment reflects a market value of \$2,232,223 or \$362.20 per square foot of living area, including land, which falls between the market values of the best comparable sales in the record on a total market value basis but below the market values on a per square foot basis. Based on this record 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:

May 17, 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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