



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

APPELLANT: Michael Demetre
DOCKET NO.: 19-05156.001-R-1
PARCEL NO.: 14-22-201-146

The parties of record before the Property Tax Appeal Board are Michael Demetre, 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: \$ 47,096
IMPR.: \$257,322
TOTAL: \$304,418

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 brick and wood siding exterior construction with 4,728 square feet of living area. The dwelling was constructed in 2006. Features of the home include a full basement, central air conditioning, three fireplaces and a 997 square foot garage. The property has an approximately 53,620 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales where comparable #1 is located in the same assessment neighborhood code as the subject property. Comparables #2 through #5 are each more than a mile distant from the subject property. The parcels range in size from 40,075 to 585,415 square feet of land area which are improved with two-story dwellings of frame or brick exterior construction. The dwellings were built in either 2001 or 2008 and range in size

from 3,950 to 5,459 square feet of living area. Like the subject, each comparable dwelling has a quality grade of Good++. Each dwelling has an unfinished basement, central air conditioning, two to four fireplaces and a garage or garages ranging in size from 716 to 1,575 square feet of building area with comparable #4 having both an attached and a detached garage. The comparables sold from May 2018 to June 2019 for prices ranging from \$570,000 to \$920,000 or from \$133.40 to \$168.53 per square foot of living area, including land. As part of a brief, counsel for the appellant argued that each comparable has the same quality grade as the subject and are similar to the subject in both age and dwelling size.

Based on this evidence and argument, the appellant requested a reduced total assessment of \$252,135 which would reflect a market value of approximately \$756,481 or \$160.00 per square foot of living area, including land, when applying the statutory level of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$304,418. The subject's assessment reflects a market value of \$925,564 or \$195.76 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 which are located from .39 to .71 of a mile from the subject. The parcels range in size from 23,520 to 39,000 square feet of land area which are improved with two-story dwellings of wood siding, brick or brick and wood siding exterior construction. The dwellings were built from 2003 to 2012 and range in size from 3,899 to 5,482 square feet of living area. Each dwelling has an unfinished basement, two of which are walkout-style. The homes feature central air conditioning, one to three fireplaces and a garage ranging in size from 816 to 1,040 square feet of building area. Comparable #5 also has an inground swimming pool. The comparables sold from January to August 2018 for prices ranging from \$796,000 to \$1,135,000 or from \$190.86 to \$240.99 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 parties submitted a total of ten comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2 through #5 which are each more than one mile distant from the subject and may not be reflective of the subject's market area. The Board has given reduced weight to board of review comparables #4 and #5 which each differ substantially in dwelling size when compared to the subject home containing 4,728 square feet and comparable #5 has a pool which is not an amenity of the subject property.

The Board finds the best evidence of market value to be appellant's comparable sale #1 and board of review comparable sales #1, #2 and #3 which are most similar to the subject in location, design, age, size and/or features. These most similar comparables sold from January to June 2018 for prices ranging from \$670,000 to \$970,000 or from \$156.40 to \$240.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$925,564 or \$195.76 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. 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:

April 19, 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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