



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

APPELLANT: Rosemary Schnepf
DOCKET NO.: 19-05161.001-R-1
PARCEL NO.: 14-22-201-028

The parties of record before the Property Tax Appeal Board are Rosemary Schnepf, 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: \$ 46,223
IMPR.: \$185,517
TOTAL: \$231,740

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 frame exterior construction with 4,130 square feet of living area. The dwelling was constructed in 1988. Features of the home include an unfinished full basement, central air conditioning, a fireplace and a 1,120 square foot garage. The property has a 51,013 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 three comparable sales, each of which is located in the same assessment neighborhood code as the subject and within .36 of a mile from the subject. The parcels range in size from 40,511 to 52,759 square feet of land area which are improved with two-story dwellings of brick or frame exterior construction. The homes were built between 1985 and 2001 with the oldest dwelling having an effective age of 1989. The dwellings range in size from 3,470 to 4,284 square feet of living area. Each comparable has an unfinished full or partial

basement, central air conditioning, one or two fireplaces and a garage ranging in size from 600 to 900 square feet of building area. The appellant's counsel noted that comparable #2 is newer than the subject and has a GD++ quality grade as compared to the subject's good quality grade. The comparables sold from May 2017 to May 2018 for prices ranging from \$489,000 to \$670,000 or from \$119.47 to \$169.02 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$213,362, which would reflect a market value of \$640,150 or \$155.00 per square foot of living area, including land, 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 \$231,740. The subject's assessment reflects a market value of \$704,591 or \$170.60 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, where board of review comparable #2 is the same property as appellant's comparable #2. Two of the comparables are located in the same assessment neighborhood code as the subject and all of the comparables are within .78 of a mile from the subject. The parcels range in size from 33,110 to 140,300 square feet of land area which are improved with two-story dwellings of wood siding, brick or brick and wood siding exterior construction. The homes were built between 1988 and 2002 and range in dwelling size from 3,363 to 4,341 square feet of living area. Each comparable has an unfinished full basement, one of which is a walkout style. Features include central air conditioning, one or two fireplaces and a garage ranging in size from 720 to 984 square feet of building area. The comparables sold from May 2018 to June 2019 for prices ranging from \$670,000 to \$880,000 or from \$156.40 to \$211.12 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 six comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #3 and board of review comparables #2 and #4 due to their substantially smaller dwelling sizes when compared to the subject dwelling containing 4,130 square feet of living area.

The Board finds the best evidence in the record to be appellant's comparables #1 and #2 along with board of review comparables #1 and #3, which includes the parties' common comparable.

The Board finds these three comparables present varying degrees of similarity to the subject in location, age, dwelling size and most features. The comparables sold from February 2018 to June 2019 for prices ranging from \$489,000 to \$880,000 or from \$119.47 to \$202.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$704,591 or \$170.60 per square foot of living area, including land, which is within the range established by the best most similar 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: June 21, 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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