



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

APPELLANT: Susan Sheehan
DOCKET NO.: 19-05255.001-R-1
PARCEL NO.: 15-24-306-067

The parties of record before the Property Tax Appeal Board are Susan Sheehan, the appellant, by attorney Chris D. Sarris, of Steven B. Pearlman & Associates in Chicago, 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: \$62,138
IMPR.: \$151,341
TOTAL: \$213,479

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 masonry exterior construction with 3,050 square feet of living area. The dwelling was constructed in 1985 and is approximately 34 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 2-car garage. The property has a 20,038 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$600,000 as of January 1, 2019. The report was prepared by Joseph M. Sanner, a certified residential real estate appraiser.

Under the sales comparison approach to value, the appraiser analyzed the sales of three comparables located from 0.06 to 0.29 of a mile from the subject property. The parcels have 20,038 or 21,780 square feet of land area and are improved with "Georgian, Cape or Traditional" style homes ranging in size from 2,888 to 3,924 square feet of living area. The homes are from 34 to 47 years old. Each dwelling has a basement with finished area, central air conditioning, and 2-car garage. The comparables sold from August 2017 to August 2018 for prices ranging from \$575,000 to \$650,000 or from \$165.65 to \$212.08 per square foot of living area, including land. The appraiser adjusted each of the comparables for differences in room count, dwelling size, and basement finish resulting in adjusted sales prices ranging from \$543,150 to \$615,600. Based on this analysis and giving most weight to appraisal sale #1, the appraiser estimated an opinion of market value for the subject of \$600,000 as of January 1, 2019.

Based on this evidence, the appellant requested a reduction in the subject's assessment to \$199,980 which would reflect a market value of \$600,000 or \$196.72 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 \$213,479. The subject's assessment reflects a market value of \$649,070 or \$212.81 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 three comparable sales located from 0.04 to 0.33 of a mile from the subject property. The parcels have 13,340 or 20,040 square feet of land area and are improved with two-story homes of brick or brick and wood siding exterior construction ranging in size from 2,760 to 3,314 square feet of living area. The dwellings were built in 1976 and 1984 with one comparable built in 1976 having an effective age of 1981. Each of the homes has a basement, one of which has a recreation room, central air conditioning, one or two fireplaces, and a garage with either 529 or 562 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from October 2018 to May 2019 for prices ranging from \$628,000 to \$700,000 or from \$211.23 to \$231.52 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 appellant submitted an appraisal and the board of review submitted three comparable sales to support their respective positions before the Property Tax Appeal Board. Upon examining the comparables utilized in the report along with the adjustments, the Board finds two of the three

appraisal comparables are not particularly similar to the subject in dwelling size and/or age and one sold approximately 16 months prior to the January 1, 2019 assessment date. Therefore, the Board gives less weight to the appraiser's opinion of value; however, the Board will analyze the raw sales data submitted in the appraisal report, together with the comparable sales presented by the board of review.

The record contains a total of six comparable sales for the Board's consideration. The Board gives less weight to the appraiser's comparable #1 due to differences from the subject in dwelling size and to the appraiser's comparable #3 due to its more remote sale date. The Board gives less weight to the board of review's comparable #3 due to its inground swimming pool which the subject does not feature.

On this record, the Board finds the best evidence of market value to be the appraiser's comparable #2 and the board of review's comparables #1 and #2, which are relatively similar to the subject in location, age/effective age, dwelling size, and some features. These most similar comparables sold from May 2018 to May 2019 for prices ranging from \$575,000 to \$700,000 or from \$169.77 to \$214.12 per square foot of living area, including land. The subject's assessment reflects a market value of \$649,070 or \$212.81 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence and after considering appropriate 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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