



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

APPELLANT: Brian Renner
DOCKET NO.: 19-06647.001-R-1
PARCEL NO.: 12-20-218-013

The parties of record before the Property Tax Appeal Board are Brian Renner, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***a reduction*** 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: \$86,594
IMPR.: \$62,595
TOTAL: \$149,189

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 one-story ranch-style dwelling of brick exterior construction with 2,160 square feet of living area. The dwelling was constructed in 1962 and has a reported effective age of 1980. Features of the home include a partial basement with a 676 square foot recreation room, central air conditioning, two fireplaces and a 562 square foot garage. The property has a 12,190 square foot site and is located in Lake Bluff, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on two comparable sales as comparables #2 and #3 are merely duplicates of one another. The comparables are located in the same assessment neighborhood code as the subject property. The parcels contain 24,490 and 10,500 square feet of land area, respectively, which are each improved with ranch-style dwellings of wood siding or brick

exterior construction, respectively. The homes were built in 1985 and 1968, respectively, and contain 2,011 and 2,264 square feet of living area. Each dwelling has a full basement with finished area of 804 and 1,200 square feet where one is also a walkout-style. The homes have central air conditioning and a garage of either 483 or 484 square feet of building area. One comparable has two fireplaces. The properties sold in May 2017 and October 2018 for prices of \$425,000 and \$452,500 or for \$211.34 or \$199.87 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$143,986, which would reflect a market value of approximately \$432,000 or \$200.00 per square foot of living area, including land, when using 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 \$163,317. The subject's assessment reflects a market value of \$496,555 or \$229.89 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 located in the same assessment neighborhood code as the subject property. The parcels contain 12,890 and 12,480 square feet of land area, respectively, which are each improved with brick ranch-style dwellings. The homes were built in 1957 and 1963, respectively, and contain 2,044 and 1,623 square feet of living area. Each dwelling has a partial basement, one of which has 1,022 square feet. The homes have central air conditioning, one or two fireplaces each and a garage of either 462 or 420 square feet of building area. The properties sold in January and June 2018 for prices of \$423,000 and \$411,000 or for \$206.95 or \$253.23 per square foot of living area, including land, respectively. 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 that the evidence of record supports a reduction in the subject's assessment.

The parties submitted total of four comparable sales located in the same assessment neighborhood code to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparable #2 due to its unfinished basement and substantially smaller dwelling size of 1,623 square feet as compared to the subject dwelling with 2,160 square feet of living area.

On this limited record, the Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 along with board of review comparable sale #1 which are similar to the subject in location, design, and several features despite divergent ages as compared to the subject dwelling. These most similar comparables sold from May 2017 to October 2018 for

prices ranging from \$423,000 to \$452,500 or from \$199.87 to \$211.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$496,555 or \$229.89 per square foot of living area, including land, which is above the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis and appears to be excessive. Based on this evidence and after considering adjustments to the best comparables for differences such as age/effective age, dwelling size and/or features when compared to the subject, the Board finds a reduction in the subject's assessment is 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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