



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

APPELLANT: Bradley Bietzel
DOCKET NO.: 19-06795.001-R-1
PARCEL NO.: 15-08-401-068

The parties of record before the Property Tax Appeal Board are Bradley Bietzel, the appellant, by attorney Andrew J. Rukavina of The Tax Appeal Company in Mundelein, 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: \$34,629
IMPR.: \$167,197
TOTAL: \$201,826

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 frame construction with 3,747 square feet of living area. The dwelling was constructed in 1990 and is approximately 29 years old. Features of the home include a basement that is partially finished, central air conditioning, one fireplace and an attached garage with 704 square feet of building area. The property has an 18,000 square foot site and is located in Vernon Hills, Vernon 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 improved with two story dwellings of brick or frame construction ranging in size from 3,090 to 5,368 square feet of living area. The homes range in age from 25 to 30 years old. Each comparable has a basement with one having finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 420 to 1,244 square feet of building area. Two comparables have the same assessment

neighborhood code as the subject. The comparables are located from 402 to 1,052 feet from the subject property and have sites ranging in size from 13,860 to 20,790 square feet of land area. The comparables sold from August 2017 to July 2019 for prices ranging from \$399,000 to \$690,000 or from \$120.54 to \$142.39 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$160,530.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$201,826. The subject's assessment reflects a market value of \$613,639 or \$163.77 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 improved with two-story dwellings of frame or brick and frame construction ranging in size from 2,932 to 3,090 square feet of living area. The homes were built from 1990 to 1994. Each comparable has an unfinished basement, central air conditioning, one fireplace, and an attached garage ranging in size from 483 to 576 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .08 to .55 miles from the subject. The comparables have sites ranging in size from approximately 8,908 to 23,613 square feet of land area. The sales occurred in May 2018 and September 2018 for prices ranging from \$440,000 to \$547,500 or from \$142.39 to \$180.34 per square foot of living area, including land. Board of review comparable #3 is the same property as appellant's comparable #1.

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). Based on the evidence in this record, the Board finds a reduction in the subject's assessment is not justified.

The record contains five comparable sales submitted by the parties to support their respective positions with one being common to the parties. The Board gives less weight to appellant's comparable sale #2 due to the fact this property is improved with a dwelling that is approximately 43% larger than the subject dwelling and the sale occurred in 2017, not as proximate in time to the assessment date as the remaining sales in the record. The remaining comparables are similar to the subject property in location, age, and style, however, each home is smaller than the subject dwelling and none have finished basement area as does the subject property. These comparables range in size from 2,932 to 3,256 square feet of living area and sold for prices ranging from \$399,000 to \$547,500 or from \$122.54 to \$180.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$613,639 or \$163.77 per square foot of living area, including land, which is above the overall price range but within the range established by the comparable sales in this record on a per square foot basis. Considering the subject's larger dwelling size and finished basement, the Board finds the overall greater market value in relation to the comparables is appropriate. Based on this record the

Docket No: 19-06795.001-R-1

Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Bradley Bietzel, by attorney:
Andrew J. Rukavina
The Tax Appeal Company
28643 North Sky Crest Drive
Mundelein, IL 60060

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085