



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

APPELLANT: Barry Knobloch
DOCKET NO.: 19-06843.001-R-1
PARCEL NO.: 16-36-207-031

The parties of record before the Property Tax Appeal Board are Barry Knobloch, 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: \$80,913
IMPR.: \$223,964
TOTAL: \$304,877

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 2-story dwelling of brick exterior construction with 3,246 square feet of living area. The dwelling was constructed in 2006 and is approximately 13 years old. The dwelling has a reported effective age of 2007 due to remodeling in 2017. Features of the home include a basement finished with a recreation room,¹ central air conditioning, a fireplace and a 477 square foot garage. The property has a 9,860 square foot site and is located in Highland Park, Moraine 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 with the same assessment neighborhood code as the subject and located within .66 of a mile from the subject property. The

¹ The board of review provided a property record card for the subject describing the dwelling as having a 1,180 square foot basement recreation room, which was unrefuted by the appellant.

comparables have sites ranging in size from 9,250 to 18,430 square feet of land area and are improved with 2-story dwellings of brick, stone, or wood siding exterior construction ranging in size from 3,007 to 4,016 square feet of living area. The dwellings range in age from 14 to 96 years old. The appellant reported that each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 396 to 526 square feet of building area. The properties sold from November 2016 to November 2019 for prices ranging from \$650,000 to \$950,000 or from \$183.00 to \$236.55 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$246,541, which would reflect a market value of \$739,697 or \$227.88 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 \$304,877. The subject's assessment reflects a market value of \$926,960 or \$285.57 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 with the same assessment neighborhood code as the subject and located within .68 of a mile from the subject property. The comparables have sites ranging in size from 9,250 to 15,340 square feet of land area and are improved with 2-story or 2.5-story dwellings of wood siding, stone, or stone and wood siding exterior construction ranging in size from 3,045 to 3,655 square feet of living area. The dwellings were built from 1908 to 2006 with comparables #2 and #3 having a reported effective ages of 1951 and 1982, respectively. Each comparable has a full basement finished with a recreation room, central air conditioning, two fireplaces and a garage ranging in size from 500 to 1,104 square feet of building area. The properties sold from October 2018 to July 2019 for prices ranging from \$1,067,500 to \$1,300,000 or from \$319.78 to \$355.68 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 record contains a total of eight suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #2 due to their sales occurring in 2016 and 2017 which are dated and less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date. Furthermore, the appellant's comparable #2 has a considerably larger dwelling size when compared to the subject. The Board has also given less weight to the appellant's comparables #4 and #5, as well as the board of review's comparables #2 and #3 due to their considerably older ages when compared to the subject dwelling.

The Board finds the best evidence of market value to be the appellant's comparable #3 and the board of review's comparable #1, which are relatively similar to the subject in location, dwelling size, design, age and some features, except the appellant's comparable #3 lacks a basement recreation room, which the subject has, suggesting an upward adjustment would be required for this feature to make the comparable more equivalent to the subject. These comparables sold in March 2018 and July 2019 for prices of \$880,000 and \$1,140,000 or for \$227.86 and \$319.78 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$926,960 or \$285.57 per square foot of living area, including land, which falls between the two best comparable sales in the record both in terms of overall market value and on a price per square foot basis. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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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