



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

APPELLANT: Tom Kramer
DOCKET NO.: 20-00601.001-R-1
PARCEL NO.: 06-03-101-010

The parties of record before the Property Tax Appeal Board are Tom Kramer, 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: \$12,433
IMPR.: \$63,491
TOTAL: \$75,924

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 2020 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 is improved with a two-story dwelling of wood siding exterior construction containing 1,852 square feet of living area. The dwelling was built in 2002. Features of the home include a full basement that is partially finished, central air conditioning, one fireplace and an attached garage with 483 square feet of building area. The property has a site with approximately 7,840 square feet of land area and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight comparable sales improved with two-story dwellings of wood frame construction that range in size from 1,824 to 2,192 square feet of living area. The homes were built from 1996 to 2002. Each comparable has a basement, central air conditioning, and a garage with either 483 or 516 square feet of building area. Seven comparables have one

fireplace. The comparables have sites ranging in size from 7,841 to 10,454 square feet of land area and are located from .07 to .29 of one mile from the subject property. The appellant provided copies of the Multiple Listing Service listings for comparables #1 and #6 disclosing each home was rehabbed in 2014 and 2018, respectively. The sales occurred from February 2019 to May 2020 for prices ranging from \$215,000 to \$236,000 or from \$106.23 to \$123.36 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$68,517.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$75,924. The subject's assessment reflects a market value of \$228,068 or \$123.15 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% 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 with comparable #4 being the same property as appellant's comparable #6. The comparable sales are improved with two-story dwellings with wood siding exteriors that range in size from 1,852 to 2,076 square feet of living area. The homes were built from 1998 to 2002. Each comparable has a full or partial basement with two having finished area, central air conditioning, one fireplace, and an attached garage with either 483 or 516 square feet of building area. The comparables have sites ranging in size from 7,840 to 11,760 square feet of land area and are located from approximately .09 to .36 of one mile from the subject property. The sales occurred from February 2019 to October 2020 for prices ranging from \$230,000 to \$265,000 or from \$113.64 to \$143.09 per square foot of living area, including land.

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 eleven comparable sales submitted by the parties to support their respective positions with one comparable being common to the parties. The comparables are similar to the subject in location, land area, dwelling age, style and most features. These properties sold for prices ranging from \$215,000 to \$265,000 or from \$106.23 to \$143.09 per square foot of living area, land included. Board of review comparable #3 appears to be the overall best comparable in the record in terms of dwelling size, number of bathrooms, finished basement area and garage size. This property sold in February 2019 for a price of \$247,000 or \$133.37 per square foot of living area, land included. The subject's assessment reflects a market value of \$228,068 or \$123.15 per square foot of living area, including land, which is within the range established by the comparable sales in this record and well supported by the best overall comparable sale. Given this market data and the similarity of the comparables to the subject property, the 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:

August 23, 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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