



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

APPELLANT: Maureen Merkel
DOCKET NO.: 20-00610.001-R-1
PARCEL NO.: 10-33-201-041

The parties of record before the Property Tax Appeal Board are Maureen Merkel, 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: \$36,097
IMPR.: \$142,078
TOTAL: \$178,175

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 consists of a 2-story dwelling of brick and wood siding exterior construction¹ with 3,808 square feet of living area. The dwelling was constructed in 2005. Features of the home include a basement, central air conditioning, a fireplace, and a 672 square foot garage. The property has a 18,735 square foot site and is located in Hawthorn Woods, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within the same assessment neighborhood code as the subject. The parcels range in size from 23,692 to 33,010 square feet of land area and are improved with 2-story homes ranging in size from 3,651 to 4,076 square feet of

¹ Additional details regarding the subject property not reported by the appellant are found in the subject's property record card presented by the board of review.

living area. The dwellings were built in 2005. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 662 to 703 square feet of building area. The comparables sold from July 2019 to June 2020 for prices ranging from \$480,000 to \$580,000 or from \$124.87 to \$142.30 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment to \$158,651 which would reflect a market value of \$476,001 or \$125.00 per square foot of living area, land included, 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 \$178,175. The subject's assessment reflects a market value of \$535,221 or \$140.55 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 sales² located within the same assessment neighborhood code as the subject property. The parcels range in size from 18,630 to 24,270 square feet of land area and are improved with 2-story homes of brick and wood siding exterior construction ranging in size from 3,584 to 4,070 square feet of living area. The dwellings were built in 2005 or 2008. Each home has a basement with finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 662 to 741 square feet of building area. The comparables sold from March 2019 to October 2020 for prices ranging from \$544,000 to \$600,000 or from \$140.06 to \$167.41 per square foot of living area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

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 comparable sales for the Board's consideration. These comparables are relatively similar to the subject in dwelling size, age, location, and some features, although some of these comparables have finished basement area unlike the subject and most of these comparables have larger lots than the subject, suggesting downward adjustments would be necessary for these features to make the comparables more similar to the subject.

The comparables sold from March 2019 to October 2020 for prices ranging from \$480,000 to \$600,000 or from \$124.87 to \$167.41 per square foot of living area, including land. The subject's assessment reflects a market value of \$535,221 or \$140.55 per square foot of living area, including land, which is within the range established by the comparable sales in this record,

² Comparable #1 is the same property as comparable #3; consequently, comparables #2 through #5 are renumbered as comparables #1 through #4.

and appears to be supported after considering appropriate adjustments to the comparables for differences from the subject, such as lot size and finished basement area. Based on this evidence, 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:

September 20, 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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