



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

APPELLANT: Anna Klich
DOCKET NO.: 20-00691.001-R-1
PARCEL NO.: 14-24-203-002

The parties of record before the Property Tax Appeal Board are Anna Klich, the appellant, by attorney John Kantor in Arlington Heights, 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: \$74,433
IMPR.: \$170,017
TOTAL: \$244,450

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 one-story dwelling of brick and wood siding exterior construction containing 6,351 square feet of living area. The dwelling was built in 1988. Features of the home include a partial basement, central air conditioning, two fireplaces, 4 full bathrooms, two ½ bathrooms, and an attached garage with 943 square feet of building area. The subject property also has an indoor heated swimming pool. The property has a site with approximately 131,320 square feet of land area and is located in Long Grove, Ela Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on January 18, 2018, for a price of \$725,000. The appellant identified the sellers as Rosemary and Steven Angsten and further indicated the parties are not related. The appellant further indicated the property was advertised on the open market through the Multiple Listing Service (MLS) and had been on the

market for 62 days. To document the transaction the appellant submitted a copy the settlement statement and a copy of the MLS listing of the subject property. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$266,640. The subject's assessment reflects a market value of \$800,961 or \$126.12 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 improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 5,865 to 6,693 square feet of living area. The homes were constructed from 1988 to 1999. Each property has a full basement with three having finished area, central air conditioning, one or three fireplaces, and an attached garage ranging in size from 776 to 1,447 square feet of building area. Comparables #1 and #3 have in-ground swimming pools. The comparables have sites ranging in size from 44,430 to 87,120 square feet of land area. The comparables are located from 1.14 to 2.27 miles from the subject and each has a different assessment neighborhood code than the subject. The sales occurred from July 2019 to October 2020 for prices ranging from \$880,000 to \$1,050,000 or from \$138.20 to \$179.03 per square foot of living area, including land.

The board of review also contends the subject's sale closed in January 2018 and is not a good indicator of value.

In rebuttal the appellant's counsel critiqued the comparable sales submitted by the board of review and argued they should not be considered by the Property Tax Appeal Board due to the different style of homes, location and/or features that differ from the subject property.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the probative evidence of market value to be the purchase of the subject property in January 2018 for a price of \$725,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor, the property had been advertised on the open market in the Multiple Listing Service and it had been on the market for 62 days. In further support of the transaction the appellant submitted a copy of the settlement statement and the MLS listing. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any evidence to challenge the

arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value as of the purchase date but contends, due to the sale date, the price is not a good indicator of fair cash value as of January 1, 2020. In support of this argument the board of review submitted four comparables improved with different style homes from the subject that are located from 1.14 to 2.27 miles from the subject property. The comparables sold for prices ranging from \$880,000 to \$1,050,000 or from \$138.20 to \$179.03. These comparables have prices that are above both the subject's purchase price and above the market value reflected by the subject's assessment. The Board finds these comparables provide some evidence that the subject's purchase price may not be truly indicative of the properties market value as of the assessment date due to the passage of time and differing market conditions. Nevertheless, giving most weight to the subject's purchase price and minimal weight to the sales provided by the board of review, 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:

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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COUNTY

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