



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

APPELLANT: Jim Stiegel
DOCKET NO.: 20-01210.001-R-1
PARCEL NO.: 10-33-201-047

The parties of record before the Property Tax Appeal Board are Jim Stiegel, the appellant, by attorney Eric Feldman of Eric Feldman & Assoc. P.C. in Chicago, 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: \$46,021
IMPR.: \$136,460
TOTAL: \$182,481

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 brick and wood siding exterior construction with 3,650 square feet of living area. The dwelling was built in 2006. Features of the home include a full basement that is partially finished, central air conditioning, one fireplace and an attached garage with 703 square feet of building area. The property has a 25,790 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 of two-story dwellings of brick or brick and wood siding exterior construction that range in size from 3,459 to 4,076 square feet of living area. The homes were built in 2005 and 2008. Each comparable has a full basement partially finished with a recreation room, central air conditioning, one fireplace and an attached garage with 662 square feet of building area. The comparables have sites ranging in size from

24,210 to 33,010 square feet of land area and are located from approximately .29 to .80 of one mile from the subject property. The comparables sold from April 2019 to June 2020 for prices ranging from \$480,000 to \$580,000 or from \$131.08 to \$150.33 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$173,585.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$182,481. The subject's assessment reflects a market value of \$548,156 or \$150.18 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 five comparable sales improved with two-story dwellings of brick and wood siding exterior construction that range in size from 3,094 to 4,167 square feet of living area. The homes were built in 2005 and 2006. Each comparable has a full basement partially finished with a recreation room, central air conditioning, one or two fireplaces and an attached garage ranging in size from 518 to 746 square feet of building area. The comparables have sites ranging in size from 13,570 to 22,420 square feet of land area and are located from approximately .05 to .29 of one mile from the subject property. The comparables sold from March 2019 to October 2020 for prices ranging from \$485,000 to \$612,500 or from \$140.06 to \$167.41 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 sales in the record support the assessment of the subject property.

The record contains nine sales submitted by the parties that are similar to the subject property in location, style, age, and most features. The Board gives less weight to appellant's comparables #1 and #4 as well board of review comparables #3 and #5 due to differences from the subject dwelling in size. The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with board of review comparable sales #1, #2 and #4. These comparables are improved with dwellings that range in size from 3,459 to 3,928 square feet of living area. The comparables sold from March 2019 to October 2020 for prices ranging from \$480,000 to \$600,000 or from \$131.08 to \$167.41 per square foot of living area. Overall, board of review comparable #1 is the best comparable in terms of location as well as being similar to the subject in land area and features. This property sold in September 2020 for a price of \$600,000 or \$167.41 per square foot of living area, including land. The subject's assessment reflects a market value of \$548,156 or \$150.18 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported when considering the sale of the overall best comparable sale. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction to the assessment is not appropriate.

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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COUNTY

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