



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

APPELLANT: Stephanie Rickmeier
DOCKET NO.: 20-01361.001-R-1
PARCEL NO.: 12-21-210-017

The parties of record before the Property Tax Appeal Board are Stephanie Rickmeier, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich, 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: \$81,428
IMPR.: \$113,712
TOTAL: \$195,140

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 two-story dwelling of wood siding exterior construction with 2,262 square feet of living area. The dwelling was built in 1969. Features of the home include a full basement that is partially finished with a recreation room, central air conditioning, one fireplace, 3½ bathrooms, and an attached garage with 504 square feet of building area. The property has a 5,860 square foot site and is located in Lake Bluff, Shields 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 improved with two-story dwellings of brick, wood siding, or shingle-wood/asphalt exterior construction ranging in size from 2,148 to 2,786 square feet of living area. The homes were built from 1960 to 1970. Three comparables have full basements partially finished with recreation rooms and one comparable has a crawl

space foundation. Each comparable has central air conditioning, 2 or 2½ bathrooms, and one fireplace. Three comparables have an attached garage ranging in size from 462 to 528 square feet of building area. The comparables have sites ranging in size from 7,750 to 12,400 square feet of land area and are located from approximately .17 to .46 of one mile from the subject property. The sales occurred from April 2018 to March 2020 for prices ranging from \$470,000 to \$655,000 or from \$218.81 to \$263.69 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$167,371.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$195,140. The subject's assessment reflects a market value of \$586,182 or \$259.14 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 six comparable sales with the first four comparables being the same comparables as submitted by the appellant and will not be further discussed. The remaining two comparables provided by the board of review will be renumbered as comparables #5 and #6 for ease of understanding. Board of review comparables #5 and #6 are composed of 1.75-story dwellings of brick and wood siding or brick exterior construction with 1,934 and 2,268 square feet of living area, respectively. The comparables were built in 1960 and 1959, respectively. Comparable #5 has a crawl space foundation and comparable #6 has a partial basement partially finished with a recreation room. Each comparable has central air conditioning, 2 or 3 bathrooms, and a detached garage with 598 and 441 square feet of building area, respectively. Comparable #6 also has one fireplace. Each comparable has 6,250 square feet of land area and is located within approximately .17 of one mile from the subject property. These properties sold in June 2019 and January 2020 for prices of \$595,000 and \$699,000 or for \$307.65 and \$308.20 per square foot of living area, including land, respectively.

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 comparable sales in the record support the subject's assessment.

The record contains six comparable sales submitted by the parties to support their respective positions with four comparables being common to the parties. The comparables are similar to the subject in location and age. Less weight is given appellant's comparable #1/board of review comparable #1 due to fact the sale occurred in April 2018, not as proximate in time to the assessment date as the remaining sales. Less weight is given appellant's comparable #2/board of review comparable #2 due to differences from the subject dwelling in size. Less weight is given appellant's comparable #3/board of review comparable #3 as this property has no basement and no garage, two features of the subject property. The Board gives most weight to appellant's comparable #4/board of review comparable #4, board of review comparable #5 and board of

review comparable #6. Each of these comparables require an upward adjustment as each property has from ½ to 1½ fewer bathrooms than the subject property. Board of review comparable #5 would also require an upward adjustment as it has a crawl space foundation unlike the subject's full basement that is partially finished. These three comparables sold from June 2019 to March 2020 for prices ranging from \$555,000 to \$699,000 or from \$222.80 to \$308.20 per square foot of living area, including land. The subject's assessment reflects a market value of \$586,182 or \$259.14 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 suggested adjustments. 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 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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