



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

APPELLANT: Jeffrey Weston
DOCKET NO.: 20-03183.001-R-1
PARCEL NO.: 16-36-306-005

The parties of record before the Property Tax Appeal Board are Jeffrey Weston, the appellant; 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: \$69,667
IMPR.: \$116,691
TOTAL: \$186,358

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 1-story dwelling of brick and wood siding exterior construction with 2,373 square feet of living area.¹ The dwelling was constructed in 1963 and is approximately 57 years old. Features of the home include a partial basement with finished area, central air conditioning, one fireplace and a 552 square foot 2-car garage. The property has an approximately 12,355 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$530,000 as of July 31, 2020. The appraisal was prepared by Larry Dvorkin, a certified residential real

¹ The Board finds the best description of the subject's dwelling and site sizes was found in the appraisal which contained a more detailed sketch of the subject improvements than presented in the subject's property record card and included a plat of the subject site with dimensions.

estate appraiser. The report was prepared for a mortgage refinancing transaction with the client/lender identified as the sole user of the report. In estimating the market value of the subject property, the appraiser developed the sales comparison and cost approaches to value.

Under the sales comparison approach the appraiser selected three closed sales and two active listings located within 0.33 of a mile from the subject property. The comparables have sites that range in size from 8,988 to 15,490 square feet of land area and are improved with either a split-level, a 1.5-story, or a 2-story dwelling. The comparables range in size from 2,166 to 3,172 square feet of living area and in age from 56 to 83 years old. Each comparable has a basement, four with finished area, central air conditioning and a 2-car garage. Three comparables sold from December 2019 to July 2020 for prices ranging from \$429,000 to \$587,000 or from \$169.30 to \$271.01 per square foot of living area, land included. The two active listings have list prices of \$669,000 and \$710,000 or for \$210.91 and \$245.17 per square foot of living area, land included, respectively. The appraiser made time adjustments to comparable sales #1 and #2 and adjusted the two active listings for their active status. After these adjustments, the appraiser adjusted the comparables for differences with the subject in room count, dwelling size, basement finished area, exterior features and "recent updates" arriving at adjusted sale prices for the comparables ranging from \$463,038 to \$569,872 and an opinion of market value under the sales comparison approach of \$530,000.

Under the cost approach to value the appraiser opined an estimated value for the subject's site of \$210,000. The appraiser estimated the total replacement cost new for the subject improvements of \$393,155 and subtracted estimated physical depreciation of \$112,330 for a depreciated cost of \$280,825 for the subject improvements. The appraiser added the site value and the "As Is" value of site improvements of \$40,000 to the depreciated cost of the subject improvements and arrived at an indicated value for the subject, by the cost approach, of \$530,825.

In the final reconciliation, the appraiser gave most weight to the sale comparison approach to value and a final opinion of market value for the subject of \$530,000. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value of the subject property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$186,358. The subject's assessment reflects a market value of \$559,802 or \$235.90 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 comparables located from 0.13 of a mile to 1.53 miles from the subject property. The comparables have sites that range in size from 12,990 to 19,940 square feet of land area and are improved with 1-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 1,747 to 2,585 square feet of living area. The homes were built from 1954 to 1963. Comparables #3 and #4 have an effective year built of 1987 and 1981, respectively. Each comparable has a basement, three with finished area, central air conditioning and one or two fireplaces. Three comparables have a garage ranging in size from 462 to 1,035 square feet of building area. The comparables sold from July to October 2019 for prices ranging

from \$513,000 to \$710,000 or from \$232.55 to \$332.00 per square foot of living area, land included.

The board of review submitted comments critiquing the appraisal comparables as differing in design when compared to the subject and argued that the board of review comparables were “much more similar to the subject.” Based on this evidence, the board of review requested the subject’s assessment be confirmed.

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 appellant submitted an appraisal and the board of review submitted four comparable sales for the Board’s consideration. The Board gives less weight to the appraiser’s opinion of value as the three comparable sales and two active listings selected by the appraiser each differed in design, relative to the subject, and when other sales, more similar to the subject in design, were presented by the board of review. Furthermore, the appraiser made questionable and inconsistent time adjustments to comparable sales #1 and #2 which further detracts from the credibility of the appraisal report. The Board gives less weight to board of review comparables #3 and #4 which are located more distant from the subject than other comparables in the record and/or differ in effective age when compared to the subject property.

The Board finds the best evidence of market value to be the board of review comparable sales #1 and #2 which are more similar to the subject in location, age, design, dwelling size and other features. These two comparables sold in August 2019 for prices of \$710,000 and \$513,000 or for \$274.66 or \$232.55 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$559,802 or \$235.90 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record. After considering adjustments to the comparables for differences with the subject, 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:

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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