



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

APPELLANT: Chicago Title Land Trust Co.
DOCKET NO.: 20-03273.001-R-1
PARCEL NO.: 16-36-307-066

The parties of record before the Property Tax Appeal Board are Chicago Title Land Trust Co., the appellant, by attorney Abby L. Strauss, of Schiller Law 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: \$60,566
IMPR.: \$111,556
TOTAL: \$172,122

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 construction with 2,524 square feet of living area. The dwelling was constructed in 1972. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 506 square foot garage. The property has a 10,310 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 information on three comparable sales located within 0.37 of a mile from the subject. The parcels range in size from 11,290 to 15,490 square feet of land area and are improved with 2-story homes of brick or brick and wood siding exterior construction ranging in size from 2,534 to 2,876 square feet of living area. The dwellings were built in 1963, with one home having an effective age of 1965. Each home has a basement, two of which have finished

area, central air conditioning, a fireplace, and a garage ranging in size from 500 to 550 square feet of building area. The comparables sold from September 2018 to March 2020 for prices ranging from \$429,000 to \$555,000 or from \$169.30 to \$195.63 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$172,122. The subject's assessment reflects a market value of \$517,038 or \$204.85 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.¹ Comparable #6 is the same property as the appellant's comparable #2. The board of review's comparables are located within 0.40 of a mile from the subject. The parcels range in size from 9,010 to 16,510 square feet of land area and are improved with 2-story homes of brick, wood siding, or brick and wood siding exterior construction. The homes range in size from 2,559 to 3,204 square feet of living area and were built from 1963 to 1999, with comparables #4, #8, and #9 having effective ages of 1984, 1967, and 1981, respectively. Each home has a basement with finished area, one of which is a walkout basement, and central air conditioning. Five homes each have a fireplace and five homes each have a garage ranging in size from 391 to 512 square feet of building area. The comparables sold from June 2018 to August 2020 for prices ranging from \$350,000 to \$855,000 or from \$136.77 to \$266.85 per square foot of living area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

In written rebuttal, the appellant argued three of the board of review's comparables are significantly larger homes than the subject.

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 eight comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the board of review's comparables #7 through #10, due to significant differences from the subject in dwelling size. The Board gives less weight to the appellant's comparable #1 and the board of review's comparable #4, which sold less proximate in time to the assessment date than other comparables in this record.

¹ The comparables are presented in two grid analyses and comparables #1 through #5 on the second grid analysis are renumbered as comparables #6 through #10. The board of review did not present sale data for comparables #1, #2, #3, and #5, and thus, these comparables shall not be further considered.

The Board finds the best evidence of market value to be the appellant's comparable #2/board of review's comparable #6 and the appellant's comparable #3, which are similar to the subject in dwelling size, age, location, site size, and features. These two most similar comparables sold for prices of \$429,000 and \$555,000 or for \$169.30 and \$195.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$517,038 or \$204.85 per square foot of living area, including land, which is bracketed by the best comparable sales in terms of total market value and is above the best comparables on a price per square foot basis, which appears to be justified after considering adjustments to the best comparables for differences from the subject, such as dwelling size, age, and basement finish. 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:

May 16, 2023



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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