



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

APPELLANT: Ervin J Bolks
DOCKET NO.: 20-03302.001-R-1
PARCEL NO.: 14-06-301-039

The parties of record before the Property Tax Appeal Board are Ervin J Bolks, 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 **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: \$50,682
IMPR.: \$105,985
TOTAL: \$156,667

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 brick and dryvit exterior construction with 4,092 square feet of living area.¹ The dwelling was built in 1989. Features of the home include a 2,078 square foot basement, that is 60% finished, central air conditioning, three fireplaces and an attached 3-car garage. The property has a 30,027 square foot site and is located in North Barrington, Ela 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 \$470,000 as of January 1, 2020. The appellant's appraiser inspected the subject property on December 19, 2019 and considered the subject property to be in substandard condition for the Wynstone development. The appraiser documented the areas of the home which are in need of repair or renovation.

¹ The Board finds the best evidence of the subject's features was the appraisal submitted by the appellant.

The appellant's appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject property. The appellant's appraiser selected three comparable properties that are located from .12 to .77 of a mile from the subject. The comparables have sites ranging in size from 46,563 to 56,352 square feet of land area that are improved with two-story dwellings containing from 3,703 to 4,564 square feet of living area. The homes range in age from 22 to 31 years old. The comparables have basements, each of which have finished area, and two of which have a walkout. The comparables have central air conditioning, two or three fireplaces and a 3-car or a 4-car garage. Two comparables each have a swimming pool. The comparables sold from March 2019 to January 2020 for prices ranging from \$472,816 to \$550,000 or from \$115.03 to \$128.53 per square foot of living area, including land. After adjusting the comparables' sale prices for differences when compared to the subject, the appraiser estimated the comparables would have adjusted sale prices ranging from \$443,216 to \$473,300 or from \$103.70 to \$119.69 per square foot of living area including land. Based on these adjusted sale prices, the appraiser estimated that the subject would have a market value of \$470,000 as of January 1, 2020. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the recent appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$188,493. The subject's assessment reflects a market value of \$566,215 or \$133.83 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 properties that are located from .20 to .77 of a mile from the subject. The board of review's comparables #3 and #4 are the same properties as the appellant's appraisal comparables #3 and #2, respectively. The comparables have sites ranging in size from 36,120 to 56,350 square feet of land area that are improved with one-story or two-story dwellings containing from 3,793 to 4,649 square feet of living area. The dwellings were built from 1988 to 1996. The comparables have unfinished basements, central air conditioning, two or three fireplaces and an attached garage ranging in size from 808 to 1,024 square feet of building area. One comparable has a swimming pool. The comparable sold from January to December 2020 for prices ranging from \$525,000 to \$600,000 or from \$112.93 to \$158.19 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

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 best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$470,000 as of January 1, 2020. The appellant's appraiser selected comparable properties that are similar to the subject and made logical adjustments to the comparables to support the appraisal's estimate of the subject's market value. The subject's assessment reflects a market value above the best evidence of market value in the record. The Board gives less weight to the board of review's comparable sales analysis, as the board of review did not challenge the accuracy of the appellant's appraisal but instead submitted comparable sales that were not adjusted for their superior condition. Based on the evidence in this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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: 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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