



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

APPELLANT: James Bloss
DOCKET NO.: 20-03681.001-R-1
PARCEL NO.: 15-25-301-008

The parties of record before the Property Tax Appeal Board are James Bloss, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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: \$84,300
IMPR.: \$98,509
TOTAL: \$182,809

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 one-story ranch-style dwelling of brick exterior construction with 2,244 square feet of living area. The dwelling was constructed in 1968. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 529 square foot garage. The property has a 51,840 square foot or 1.19-acre site and is located in Riverwoods, Vernon 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 from .05 to 1.01-miles from the subject and which are each within the same neighborhood code assigned by the assessor as the subject property. The comparables consist of parcels ranging in size from 38,768 to 51,836 square feet of land area which are improved with one-story dwellings of frame or brick exterior construction. The homes were built from 1954 to 1965; the oldest dwelling has a reported

effective age of 1960. The dwellings range in size from 1,792 to 2,467 square feet of living area. Each home has a basement with finished area, two dwellings have central air conditioning, and each dwelling has one or two fireplaces along with a garage ranging in size from 484 to 592 square feet of building area. The comparables sold from April 2018 to August 2019 for prices ranging from \$340,000 to \$520,000 or from \$179.54 to \$210.78 per square foot of living area, including land. The appellant further reported that comparable sale #3, the highest reported sale price, was a "recent rehab" based on the remarks contained in the attached Multiple Listing Service (MLS) listing sheet for the property.

Based on this evidence, the appellant requested a reduced total assessment of \$156,316 which would reflect a market value of approximately \$468,995 or \$209.00 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$182,809. The subject's assessment reflects a market value of \$549,141 or \$244.72 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.

As to the appellant's comparable properties, the board of review noted that one sale occurred in 2018.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same neighborhood code as the subject property. The comparables are situated from .52 to .82 of a mile from the subject property. The board of review pointed out that these properties have an inferior grade and two lack basement foundations, but these properties nonetheless support the subject's current assessment. Board of review comparable #1 is the same property as appellant's comparable #3. The comparables consist of parcels ranging in size from 50,510 to 90,840 square feet of land area which are improved with one-story dwellings of frame or brick and frame exterior construction. The homes were built from 1954 to 1969; comparables #1 and #2 each have reported effective ages of 1960 and 1973, respectively. The dwellings range in size from 2,133 to 2,731 square feet of living area. Comparables #1 and #3 each have a partial basement with finished area. Two dwellings have central air conditioning, and three dwellings have one or two fireplaces along with a garage ranging in size from 528 to 808 square feet of building area. Comparable #3 also has an inground swimming pool. The comparables sold from May 2019 to September 2020 for prices ranging from \$520,000 to \$799,000 or from \$210.78 to \$312.23 per square foot of living area, including land.

Based on the foregoing evidence and argument, 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of six comparable sales, one of which was common to both parties, in support of their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #2 and #4, each of which present larger dwellings than the subject home and each of which lack a basement foundation which is a feature of the subject.

The Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparable sales #1 and #3, which includes the parties' common comparable. The Board recognizes that each of these four dwellings which are found to be the most similar to the subject also have finished basement area which is not a feature of the subject. Thus, this superior attribute of a finished basement would necessitate downward adjustments to make these homes more equivalent to the subject dwelling. These most similar comparables sold from April 2018 to July 2020 for prices ranging from \$340,000 to \$605,000 or from \$179.54 to \$283.64 per square foot of living area, including land. The subject's assessment reflects a market value of \$549,141 or \$244.72 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence, the appellant failed to establish that a reduction is warranted based upon a preponderance of the evidence. Furthermore, after considering adjustments to the best comparables for differences when compared to the subject dwelling, the Board finds a reduction in the subject's assessment is not justified on market value grounds.

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

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: January 17, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

James Bloss, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085