



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

APPELLANT: Graham Vonder Haar
DOCKET NO.: 20-04063.001-R-1
PARCEL NO.: 15-23-209-030

The parties of record before the Property Tax Appeal Board are Graham Vonder Haar, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. 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: \$66,677
IMPR.: \$103,935
TOTAL: \$170,612

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 dwelling of brick exterior construction with 3,043 square feet of living area. The dwelling was constructed in 1966 and has an effective year built of 1967. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 575 square foot garage. The property has a 21,340 square foot site and is located in Lincolnshire, 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 within .37 of a mile from the subject property. The comparables have sites with either 20,040 or 25,260 square feet of land area. The comparables are described as one-story dwellings of wood siding exterior construction ranging in size from 2,822 to 3,007 square feet of living area. The dwellings were constructed from 1957 to 1960 and have effective years built from 1961 to 1964. Each comparable has a

crawl space foundation, central air conditioning, a fireplace and a garage ranging in size from 585 to 818 square feet of building area. The comparables sold from June 2019 to July 2020 for prices ranging from \$430,000 to \$485,000 or from \$146.11 to \$171.86 per square foot of living area, land included. 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 \$170,612. The subject's assessment reflects a market value of \$512,502 or \$168.42 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 sales located within .51 of a mile from the subject. Comparables #3 and #4 are the same sales as appellant's comparables #1 and #2, respectively. The comparables have sites ranging in size from 19,170 to 25,260 square feet of land area and are improved with one-story dwellings of wood siding or wood siding and brick exterior construction ranging in size from 2,760 to 3,340 square feet of living area. The dwellings were constructed from 1958 to 1970 and have effective years built from 1958 to 1974. Three comparables have concrete slab or crawl space foundations and one comparable has a basement with finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 436 to 735 square feet of building area. The comparables sold from June 2019 to July 2020 for prices ranging from \$475,000 to \$620,000 or from \$157.96 to \$185.63 per square foot of living area, land included. Based on this evidence, the board of review requested that 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 record contains five comparable sales for the Board's consideration as two comparables were common to both parties. The Board finds these comparables are relatively similar to the subject in location, site size, age, design, dwelling size and some features. However, four comparables lack a basement with finished area, suggesting upward adjustments are necessary to these comparables to make them more equivalent to the subject. The comparables sold from June 2019 to July 2020 for prices ranging from \$430,000 to \$620,000 or from \$146.11 to \$185.63 per square foot of living area, including land. The one comparable that has a basement with finished area like the subject sold in June 2019 for \$620,000 or \$185.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$512,502 or \$168.42 per square foot of living area, including land, which is within the range established by the comparable sales in the record and well supported by the only comparable that has a similar basement with finished area. After considering adjustments to the comparables for differences

when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. 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

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: February 21, 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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COUNTY

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