



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

APPELLANT: Michael & Gina Metzger
DOCKET NO.: 20-04302.001-R-1
PARCEL NO.: 11-21-401-009

The parties of record before the Property Tax Appeal Board are Michael & Gina Metzger, the appellants, 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 ***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: \$57,521
IMPR.: \$188,492
TOTAL: \$246,013

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 frame and stone exterior construction with 3,154 square feet of living area.¹ The dwelling was built in 2016. Features of the home include an unfinished 1,316 square foot basement, central air conditioning, a fireplace and an attached 2-car garage. The property has a 6,380 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal, for a refinance transaction, estimating the subject property had a market value of \$739,000 as of September 1, 2020. The appellants' appraiser inspected the subject property on September 1, 2020 and considered the subject property to have no deferred

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

maintenance, little or no physical depreciation, and requires no repairs. The appraiser disclosed the subject was built in 2016 and purchased in 2017 as new construction.

The appellants' appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject property. The appellants' appraiser selected four comparable sales, and two listings, of properties that are located from .31 to .97 of a mile from the subject. The comparables have sites ranging in size from 7,802 to 18,295 square feet of land area that are improved with 2-story dwellings ranging in size from 2,572 to 3,453 square feet of living area. The homes range in age from 1 to 15 years old. The comparables have basements, four of which have finished area, central air conditioning, one or two fireplaces, and a 2-car or 3-car garage. The four comparable sales occurred from November 2019 to May 2020 for prices ranging from \$700,000 to \$849,000 or from \$230.48 to \$284.14 per square foot of living area, including land. The two listings had asking prices of \$775,000 and \$889,000 or \$244.17 and \$322.80 per square foot of living area, including land. After adjusting the comparables' sale price or listing price for differences when compared to the subject, the appraiser estimated the comparables would have adjusted sale or listing prices ranging from \$725,600 to \$838,440.

Based on these adjusted sale or listing prices, the appraiser estimated that the subject would have a market value of \$739,000 as of September 1, 2020.

Based on this evidence the appellants 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 \$256,641. The subject's assessment reflects a market value of \$770,925 or \$244.43 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 .35 to .98 of a mile from the subject. The board of review's comparable #2 is the same property as the appellants' appraisal comparable #1. The comparables' site sizes were not disclosed. The comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,988 to 3,621 square feet of living area. The dwellings were built from 2007 to 2014. The comparables have unfinished basements, central air conditioning, one, two or four fireplaces, and an attached or detached garage ranging in size from 480 to 616 square feet of building area. One comparable has a fully finished attic. The comparables sold from June 2019 to November 2020 for prices ranging from \$805,000 to \$987,500 or from \$222.31 to \$308.69 per square foot of living area, including land.

The board of review argued that the appellants' appraisal is for a refinance transaction and Lake County found sales closer in age, condition, and proximity, to support the subject's assessed value.

Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants 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 appellants estimating the subject property had a market value of \$739,000 as of September 1, 2020. The appellants' 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 disclose the site sizes of their comparables, which would be necessary to analyze their comparability to the subject. Based on this evidence the Board finds a reduction in the subject's assessment is warranted.

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: March 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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