



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

APPELLANT: Bryan Blickhan
DOCKET NO.: 20-04347.001-R-1
PARCEL NO.: 11-28-102-022

The parties of record before the Property Tax Appeal Board are Bryan Blickhan, 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: \$56,663
IMPR.: \$58,223
TOTAL: \$114,886

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 split-level dwelling of wood siding exterior construction with 1,202 square feet of living area. The dwelling was constructed in 1976. Features of the home include a finished lower level, an unfinished basement, central air conditioning, a fireplace and an attached 504 square foot garage. The property has a 9,400 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales that are located from .16 to .51 of a mile from the subject. The comparables have sites ranging in size from 7,815 to 14,947 square feet of land area that are improved with split-level dwellings of frame exterior construction ranging in size from 1,202 to 1,568 square feet of living area. The dwellings were built from 1973 to 1984, with homes built in 1976 and 1984 each having a 1995 effective age. Each

comparable has a finished lower level and two comparables also have an unfinished basement. Three comparables have central air conditioning. The comparables each have one or two fireplaces and an attached garage ranging in size from 484 to 552 square feet of building area. The comparables sold from January 2019 to June 2020 for prices ranging from \$305,000 to \$430,000 or from \$229.67 to \$286.19 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 \$114,886. The subject's assessment reflects a market value of \$345,107 or \$287.11 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 three comparable sales that are located from .16 to .37 of a mile from the subject. The board of review's comparables #1 and #2 are the same properties as the appellant's comparables #3 and #2, respectively. The comparables have sites ranging in size from 7,910 to 10,000 square feet of land area that are improved with 1-story dwellings of wood siding exterior construction containing 1,202 square feet of living area. The dwellings were built in 1973 or 1976, with a home built in 1976 having a 1995 effective age. Each comparable has a finished lower level and one comparable also have an unfinished basement. The comparables have central air conditioning, one or two fireplaces and an attached 504 square foot garage. The comparables sold from January 2019 to December 2020 for prices ranging from \$320,000 to \$344,000 or from \$266.22 to \$286.19 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of five comparable sales for the Board's consideration, two of which were submitted by both parties. The Board gives less weight to the appellant's comparable #1 due to its lack of central air conditioning, unlike the subject. The Board finds the parties' remaining comparables, which includes the parties' common comparables, have varying degrees of similarity to the subject. However, two of the parties' best comparables lack an unfinished basement, in addition to their finished lower level, unlike the subject. Nevertheless, the best comparables sold from January 2019 to December 2020 for prices ranging from \$320,000 to \$430,000 or from \$266.22 to \$286.19 per square foot of living area, including land. The subject's assessment reflects a market value of \$345,107 or \$287.11 per square foot of living area, including land, which falls within the range established by the best comparables in the

record on a total market value basis but slightly above the range on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's slightly higher per square foot estimated market value as reflected by its assessment is justified. Based on this evidence the Board finds a reduction in the subject's assessment is not 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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