



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

APPELLANT: Kim Rihman
DOCKET NO.: 20-04364.001-R-1
PARCEL NO.: 11-14-102-009

The parties of record before the Property Tax Appeal Board are Kim Rihman, 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: \$57,431
IMPR.: \$203,717
TOTAL: \$261,148

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 two dwellings.¹ Dwelling #1 is a two-story home of wood siding exterior construction with 3,332 square feet of living area and Dwelling #2 is a two-story home of wood siding exterior construction with 3,516 square feet of living area located on a single parcel. Dwelling #1 was constructed in 1950 and features a basement, central air conditioning, two fireplaces and a 696 square foot detached garage. Dwelling #2 was built in 1997 and features a slab foundation, central air conditioning and two attached garages containing a total of 1,404 square feet of building area. The property has a 100,093 square foot site and is located in Green Oaks, Libertyville Township, Lake County.

¹ The Board finds the best evidence of the description of the subject property is found in the property record card provided by the board of review. The property record card depicts the subject property consisting of two separate dwellings and includes a schematic diagram, measurements and descriptions of each dwelling, which was unrefuted by the appellant.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on two comparable sales located within .71 of a mile from the subject property.² The comparables have sites containing 40,368 or 84,116 square feet of land area. The comparables are improved with two-story dwellings of frame or brick and frame exterior construction with 3,371 or 3,672 square feet of living area. The dwellings were built in 1973 and 1981, but have reported effective ages of 1982 and 1995, respectively. The comparables each have a basement, central air conditioning, one or two fireplaces and either a 511 or an 806 square foot garage. Comparable #1 has a tennis court. The comparables sold in June 2020 and May 2018 for prices of \$550,000 and \$740,000 or for \$163.16 and \$201.53 per square foot of living area, including land, respectively. The appellant provided a listing sheet for each comparable indicating the dwellings were rehabbed in 2001 and 2005, respectively. Based on this evidence and having described only "Dwelling #1" in the evidence, the appellant requested the subject's assessment be reduced to \$163,252 reflecting a market value of approximately \$489,805, including land, when using 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 \$261,148. The subject's assessment reflects a market value of \$784,464, 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. Given the two dwellings have a combined living area of 6,848 square feet, the subject has a market value of \$114.55 per square foot of living area, including land.

In support of its contention of the correct assessment the board of review submitted information on two comparable sales located either .19 of a mile or 1.85 miles from the subject property. Comparable #2 has a site containing 32,080 square feet of land area. No site size was provided for comparable #1. The comparables are improved with two-story dwellings of wood siding exterior construction with 4,476 or 5,765 square feet of living area. The dwellings were built in 1995 or 1997. Each comparable has a basement, central air conditioning, one or two fireplaces, and a 574 or 819 square foot attached garage. Comparable #1 also has a 667 square foot detached garage, an inground swimming pool and a bath house. The comparables sold in April 2019 and July 2019 for prices of \$980,000 and \$907,000 or for \$169.99 and \$202.64 per square foot of living area, including land, respectively. The board of review asserted that these two comparables are more similar to the subject in gross living area. 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

² The appellant contends that three comparable sales were submitted since the appellant's comparable #1 sold twice in 2018 and 2020. However, the Board finds the appellant's grid analysis depicts only one sale date for this property which occurred in June 2020 for a price of \$550,000.

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 four suggested comparable sales for the Board's consideration. The Board finds neither party submitted comparables that were truly similar to the subject due to significant differences in location, number of dwellings, dwelling size, number of garages, age and/or features. Nevertheless, the comparables sold from May 2018 to June 2020 for prices ranging from \$550,000 to \$980,000 or from \$163.16 to \$202.64 per square foot of living area, including land. The subject's assessment reflects a market value of \$784,464 or \$114.55 per square foot of living area, when using the combined living area of the two dwellings, including land, which falls within the range established by the best comparable sales in this record in terms of overall value but below the range on a price per square foot basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment 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:

April 18, 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

Kim Rihman, 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