



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

APPELLANT: Matthew Renner
DOCKET NO.: 20-04565.001-R-1
PARCEL NO.: 14-05-302-019

The parties of record before the Property Tax Appeal Board are Matthew Renner, 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: \$31,701
IMPR.: \$139,580
TOTAL: \$171,281

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 2-story dwelling of wood siding exterior construction with 3,220 square feet of living area. The dwelling was built in 1996. Features of the home include an unfinished full basement, central air conditioning, one fireplace, a 739 square foot garage, and a 480 square foot inground swimming pool. The property has an approximately 39,539 square foot site and is located in Hawthorn Woods, Ela 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 with the same neighborhood code as the subject property and located within 0.39 of a mile from the subject. The comparables have sites that range in size from 39,400 to 54,860 square feet of land area. The comparables are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 2,938 to 3,816 square feet of living area. The dwellings were built in either

1989 or 1994. Each comparable has a basement with one being a walkout style, central air conditioning, one or two fireplaces, and a 726 to 768 square foot garage. The properties sold in May and November 2019 for prices ranging from \$425,000 to \$600,000 or from \$123.88 to \$157.23 per square foot of living area, land included. Based on this evidence, the appellant requested an assessment reduction.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,281 reflecting a market value of \$514,512 or \$159.79 per square foot of living area, including land, 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 the subject's assessment, the board of review submitted information on four comparable sales with the same assessment neighborhood code as the subject property and located within 0.44 of a mile from the subject. The comparables have sites that range in size from 40,320 to 56,710 square feet of land area. These comparables are improved with 1-story¹ or 2-story dwellings of brick or wood siding exterior construction that range in size from 2,981 to 3,530 square feet of living area. The dwellings were built in either 1994 or 1999. Each comparable has an unfinished full basement with two being walkout style, central air conditioning, one fireplace, and a 690 to 726 square foot garage. The properties sold from March to November 2020 for prices ranging from \$575,000 to \$665,000 or from \$167.05 to \$223.08 per square foot of living area, land included. 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 record contains seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3 which differ from the subject in dwelling size.

The Board finds the best evidence of market value to be the parties' remaining comparables which are overall more similar to the subject in location, design, age, dwelling size, and most features, except each comparable lacks an inground swimming pool, which is a feature of the subject, suggesting an upward adjustment would be required to make each one more equivalent to the subject. Nevertheless, these properties sold from June 2019 to July 2020 for prices ranging from \$425,000 to \$665,000 or from \$144.66 to \$223.08 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$514,512 or \$159.79 per square foot of living area, land included, which falls within the range established by

¹ The board of review describes its comparable #2 as a 1-story dwelling. However, the board of review's grid disclosed it has 3,530 square feet of above ground living area and 853 square feet of ground floor living which suggests that this comparable may be a part 2-story dwelling.

the best comparable sales in the record. Based on the record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and 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

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

APPELLANT

Matthew Renner, by attorney:
Eric Feldman
Eric Feldman & Assoc. P.C.
123 W. Madison St.
Suite 1704
Chicago, IL 60602

COUNTY

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