



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

APPELLANT: Robert Weinberg
DOCKET NO.: 20-04662.001-R-1
PARCEL NO.: 15-13-306-030

The parties of record before the Property Tax Appeal Board are Robert Weinberg, 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: \$67,812
IMPR.: \$129,643
TOTAL: \$197,455

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 part 1-story and part 2-story¹ dwelling of wood siding and brick exterior construction with 3,261 square feet of living area. The dwelling was constructed in 1962 but has a reported effective age of 1974. Features of the home include a lower level, central air conditioning, two fireplaces and a 1,666 square foot garage. The property has an approximately 23,520 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 with the same assessment neighborhood code as the subject and located within .84 of a mile from the subject property. The

¹ The Board finds the best description of the subject dwelling is found in the subject's property record card provided by the board of review.

appellant reported the comparables are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 2,622 to 2,964 square feet of living area. The dwellings were built from 1929 to 1977 with comparable #2 having a reported effective age of 1950. According to the dwelling sketches for the comparable properties provided by the appellant, each dwelling has either a crawl space or a concrete slab foundation. Each comparable has central air conditioning, one or three fireplaces and a garage ranging in size from 525 to 672 square feet of building area. The comparables sold from January to July 2019 for prices ranging from \$380,000 to \$440,000 or from \$128.21 to \$163.04 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$186,945, which would reflect a market value of \$560,891 or \$172.00 per square foot of living area, 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 \$197,455. The subject's assessment reflects a market value of \$593,136 or \$181.89 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 five comparable sales with the same assessment neighborhood code as the subject and located within .85 of a mile from the subject property. The comparables are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 2,814 to 3,319 square feet of living area. The dwellings were built from 1966 to 1976 with comparables #2 and #3 having reported effective ages of 1979 and 1971, respectively. One comparable has a crawl space foundation and four comparables each have a basement three of which have finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 456 to 667 square feet of building area. The comparables sold from July 2019 to October 2020 for prices ranging from \$610,000 to \$710,000 or from \$189.45 to \$244.41 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 record contains eight suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #3 due to differences from the subject in age or dwelling size.

The Board finds the best evidence of market value to be the appellant's comparable #1 and the five board of review comparables, which are similar to the subject in location, dwelling size and

age. These comparables sold from June 2019 to October 2020 for prices ranging from \$380,000 to \$710,000 or from \$128.21 to \$244.41 per square foot of living area, including land. Removing the low and high sales, appellant's comparable #1 and board of review comparable #5, results in a tighter value range from \$610,000 to \$670,000 or from \$189.45 to \$216.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$593,136 or \$181.89 per square foot of living area, including land, which falls below the narrower range of sales after eliminating the low and high sales from the analysis. Based on this record and after considering adjustments to the best 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 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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