



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

APPELLANT: Jeffrey Ridgell
DOCKET NO.: 21-00929.001-R-1
PARCEL NO.: 11-21-404-004

The parties of record before the Property Tax Appeal Board are Jeffrey Ridgell, 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: \$63,416
IMPR.: \$43,480
TOTAL: \$106,896

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 2021 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 two-story dwelling of frame with brick exterior construction with 1,256 square feet of living area. The dwelling was constructed in 1947 and has a reported effective age of 1981. Features of the home include a full basement, central air conditioning and a 288 square foot garage. The property has an 8,018 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 located within .12 of a mile from the subject and in the same assessment neighborhood code as the subject property. The comparables consist of two-story dwellings of brick or brick and wood siding exterior construction. The homes have 968 or 1,310 square feet of living area and were built from 1947 to 1950 with comparables #2 and #3 having effective ages of 1956 and 1975, respectively. Each comparable

has a full basement and a garage ranging in size from 231 to 308 square feet of building area. Two homes each have central air conditioning. The comparables sold from January 2020 to March 2021 for prices ranging from \$223,000 to \$290,000 or from \$221.37 to \$294.42 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$92,610 to reflect a market value of \$277,858 or \$221.22 per square foot of living area when applying 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 \$106,896. The subject's assessment reflects a market value of \$321,492 or \$255.96 per square foot of living area, land included, when using the 2021 three year average median level of assessment for Lake County of 33.25% 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 where comparables #2 and #4 are the same properties as appellant's comparables #3 and #4, respectively. The five properties are located within .30 of a mile from the subject and three of which are within the same neighborhood code as the subject. The comparables consist of two-story dwellings of frame or brick and frame exterior construction. The homes range in size from 968 to 1,317 square feet of living area and were built from 1945 to 1950 with comparables #1, #2 and #3 having effective ages of 1964, 1975 and 1953, respectively. Each comparable has a basement, central air conditioning and a garage ranging in size from 273 to 600 square feet of building area. The comparables sold from January 2020 to March 2021 for prices ranging from \$260,000 to \$375,000 or from \$268.60 to \$294.42 per square foot of living area, including land.

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 seven comparable sales, two of which are common to the parties, to support their respective positions before the Property Tax Appeal Board. While none of the comparables are particularly similar to the subject, the Board has given reduced weight to those dwellings that lack newer effective ages since the subject was built in 1947 but has an effective age of 1981; thus, the Board has given reduced weight to appellant's comparable #4/board of review comparable #4, appellant's comparable #1 and board of review comparable #5 as each of these dwellings have effective ages of either 1947 or 1948 which is dissimilar to the subject.

On this limited record, the Board finds the best evidence of market value to be appellant's comparable sales #2 and #3/board of review comparable sale #2 along with board of review comparables #1 and #3. These four properties are most similar to the subject in location,

age/effective age and some features. These comparables sold from January 2020 to March 2021 for prices ranging from \$275,000 to \$375,000 or from \$221.37 to \$284.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$321,492 or \$255.96 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and appears to be justified. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not 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:

August 22, 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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