



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

APPELLANT: Paul Vanderhulst
DOCKET NO.: 21-01310.001-R-1 through 21-01310.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Paul Vanderhulst, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
21-01310.001-R-1	15-25-201-002	71,872	48,236	\$120,108
21-01310.002-R-1	15-25-201-003	10,192	0	\$10,192

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 two parcels improved with a 2-story dwelling of brick exterior construction with 2,184 square feet of living area. The dwelling was built in 1963. Features of the home include an unfinished full basement, central air conditioning, one fireplace, and a 552 square foot attached garage. The property has a site size of approximately 51,057 combined square feet and is located in Riverwoods, Cuba Township, Cook County.¹ Parcels ending in #-002 and #-003 have land areas of 33,836 and 17,221 square feet, respectively.

The appellant contends overvaluation as the basis of the appeal for Parcel #1 only. In support of this argument, the appellant submitted information on four comparable sales with the same assessment neighborhood code as the subject property and located within 0.75 of a mile from the

¹ The board of review provided property record cards for each parcel, which disclosed they had a combined total site size of approximately 51,057 square feet of land area.

subject. The parcels range in size from 28,923 to 50,053 square feet of land area. The comparables are improved with 2-story dwellings ranging in size from 1,957 to 2,652 square feet of living area. The dwellings were built from 1956 to 1985 with comparable #1, the oldest comparable, having an effective year built of 1963. The appellant reported that one comparable has a finished lower level and three comparables each have an unfinished basement. Three comparables each have central air conditioning. Three comparables each have two or three fireplaces. Each comparable has an attached or detached garage that ranges in size from 468 to 621 square foot of building area. The properties sold from March to October 2020 for prices ranging from \$321,000 to \$527,500 or from \$124.43 to \$198.91 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The appellant submitted copies of the final decisions of the Lake County Board of Review for the subject's two parcels which depicts assessments of \$155,042 for PIN 15-25-201-002 and \$10,192 for PIN 15-25-201-003. The subject's two parcels have a combined total assessment of \$165,234 which reflects a market value of \$496,944 or \$227.54 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.

The board of review submitted its "Board of Review Notes on Appeal". 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 property and located within 0.56 of a mile from the subject. These comparables are reported to be improved with a 1-story, tri-level dwelling or 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 2,240 to 2,858 square feet of living area. The dwellings were built from 1964 to 1987. One comparable has a lower level, one comparable has a lower level and an unfinished basement, and three comparables each have a basement with one having finished area. Four comparables each have central air conditioning. Each comparable has one or two fireplaces and an attached garage that ranges in size from 483 to 667 square feet of building area. Comparable #1 has an inground swimming pool. Comparable #2 has a hot tub. Comparable #5 has a detached garage with 528 square feet of building area. The properties sold from May 2020 to July 2021 for prices ranging from \$499,000 or \$710,000 or from \$213.43 to \$316.96 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be sustained.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains nine suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant comparables #2 and #3 as well as board of review comparables #3, #4, and #5 due to differences from the subject in dwelling size and/or age. The Board also

gives less weight to board of review comparable #1 which has an inground swimming pool, which is not a feature of the subject, and to board of review comparable #2 due to its dissimilar tri-level design , when compared to the subject's 2-story design.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #4 which are overall more similar to the subject in location, design, age, dwelling size, and some features. The properties sold in August and September 2020 for prices of \$321,000 and \$340,000 or \$164.03 and \$136.60 per square foot of living area, respectively. The subject's assessment reflects a market value of \$466,292 or \$213.50 per square foot of living area, land included, which falls above the two best comparables sales in the record and is excessive. Based on the record and after considering adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its assessment commensurate with the appellant's request 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: July 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

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