



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

APPELLANT: Rebecca & Mark Schierer
DOCKET NO.: 21-02155.001-R-1
PARCEL NO.: 14-15-409-043

The parties of record before the Property Tax Appeal Board are Rebecca & Mark Schierer, the appellants, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, 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 **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:

LAND: \$52,152
IMPR.: \$188,778
TOTAL: \$240,930

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 single-family dwelling of wood siding exterior construction containing 3,623 square feet of living area. The dwelling was built in 2014 and is approximately 7 years old. Features of the home include a basement, central air conditioning, a fireplace and a 725 square foot garage. The property has an approximately 26,000 square foot site and is located in Kildeer, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on three comparable sales located in the subject's assessment neighborhood code. The parcels range in size from 13,660 to 15,430 square feet of land area and are each improved with a two-story dwelling of wood siding exterior construction. The homes are each either 6 or 7 years old and range in size from 3,839 to 4,413 square feet of living area. Features include a basement, central air conditioning, fireplace and a garage ranging in size from

676 to 946 square feet of building area. The comparables sold from July 2018 to January 2021 for prices ranging from \$610,000 to \$750,000 or from \$150.69 to \$192.41 per square foot of living area, including land.

Based on this evidence, the appellants requested a reduced total assessment of \$202,062 which would reflect a market value of \$606,247 or \$167.33 per square foot of living area, including land, 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 \$259,622. The subject's assessment reflects a market value of \$780,818 or \$215.52 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 a copy of the subject's property record card along with a grid analysis containing information on five suggested comparable sales. The comparables consist of one-story properties located in either Lake Zurich or Hawthorn Woods. In addition, in the grid analysis, the board of review set forth the "subject" as a one-story dwelling located in Lake Zurich with both a parcel number and a street address which differ from the property that has been appealed in this matter.

Based on the foregoing, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

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

The parties submitted a total of eight suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given no weight to the board of review comparables which are each one-story dwellings located in either Lake Zurich or Hawthorn Woods, whereas the subject is located in Kildeer.

The Board finds the best and only relevant evidence of market value to be appellants' comparable sales which present varying degrees of similarity to the subject. The comparables are similar to the subject in location, age and story height with some similar features. However, each comparable has a smaller lot size than the subject suggesting that upward adjustments would be necessary to make the comparables more similar to the subject's 26,001 square foot lot. Additionally, the subject dwelling is smaller than the three comparable dwellings in the record. Accepted real estate valuation theory provides that all factors being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. Thus, upward adjustments to the appellants' comparable sales would be necessary to make them more equivalent to the subject. The appellants' similar

comparables sold from July 2018 to January 2021 for prices ranging from \$610,000 to \$750,000 or from \$150.69 to \$192.41 per square foot of living area, including land. The subject's assessment reflects a market value of \$780,818 or \$215.52 per square foot of living area, including land, which is above the range established by the comparable sales in this record. Based on this evidence and after considering adjustments to the comparable sales for differences when compared to the subject including lot size and dwelling size, the Board finds a reduction in the subject's 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:

November 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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