



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

APPELLANT: Julie Martin
DOCKET NO.: 21-02823.001-R-1
PARCEL NO.: 12-21-106-018

The parties of record before the Property Tax Appeal Board are Julie Martin, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$94,024
IMPR.: \$157,617
TOTAL: \$251,641

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 is improved with a 1.75-story dwelling of wood siding exterior construction containing 2,675 square feet of living area. The dwelling was built in 1956 with an effective year built of 1974. Features of the home include a basement with finished area,¹ central air conditioning, two fireplaces and a detached garage with 528 square feet of building area. The property has an approximately 8,080 square foot site or 0.1856 acres of land area and is located in Lake Bluff, Shields 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 located within the same assessment neighborhood code as the subject property. The properties have sites that range from 0.1779 to

¹ The board of review submitted a copy of the subject's property record card disclosing the home has a basement finished with a recreation room and two fireplaces, which was not refuted by the appellant in written rebuttal.

0.2554 acres of land area. The properties are improved with 2-story dwellings of wood siding or shingle exterior construction ranging in size from 2,491 to 2,786 square feet of living area. The homes were built from 1967 to 1993. Each comparable has a basement with finished area,² central air conditioning, a fireplace, and a two-car garage. These properties sold from November 2019 to March 2020 for prices ranging from \$555,000 to \$715,000 or from \$222.80 to \$283.96 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$219,676 which reflects a market value of \$659,094 or \$246.39 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing a total assessment for the subject of \$251,641. The subject's assessment reflects a market value of \$756,815 or \$282.92 per square foot of living area, 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 equity comparables located within the same assessment neighborhood code as the subject property. The properties have sites that range from 0.1817 to 0.2870 acres of land area. Board of review comparable #5 is the same property as the appellant's comparable #1. The comparables are improved with 1.5-story, 1.75-story, or 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 2,518 to 3,007 square feet of living area. The homes were built from 1959 to 1993 with comparables #1 and #3 having effective years built of 1973 and 1976, respectively. Each comparable has a basement with four having finished area, central air conditioning, one to three fireplaces, and a garage that ranges in size from 440 to 648 square feet of building area. Comparable #4 has a hot tub. These properties sold from January 2020 to September 2021 for prices ranging from \$715,000 to \$1,079,000 or from \$283.96 to \$409.32 per square foot of living area. 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 parties submitted seven suggested comparable sales for the Board's consideration, which includes one sale common to both parties. The Board gives less weight to the appellant's comparable #1/board of review comparable #5, appellant's comparable #2, and board of review comparable #4 which differ from the subject in age/effective age or has a 2019 sale date occurring less proximate in time to the subject's assessment date at issue than other comparables in this

² Property features not disclosed in the appellant's grid analysis were obtained from the Multiple Service Listing data sheets provided by the appellant for each comparable sale.

record. The Board also gives less weight to the appellant's comparable #3 which appears to be an outlier due to its considerably lower sale price of \$555,000 or \$222.80 per square foot of living area, including when compared to the other sales in the sales in this record.

The Board finds the best evidence of the market value to board of review comparables #1, #2, and #3 which sold proximate to the subject's assessment date and are more similar to the subject in age/effective age and dwelling size, except board of review comparable #1 lacks basement finish, which is a feature of the subject. Nevertheless, these three properties sold in March and September 2021 for prices ranging from \$925,000 to \$1,079,000 or from \$329.53 to \$376.28 per square foot of living area, land included. The subject's assessment which reflects a market value of \$756,815 or \$282.92 per square foot of living area, land included, falls below the range established by the best comparable sales in this record. Based on this 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 the assessment is supported and 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:

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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