



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

APPELLANT: Edmund & Paula Spletzer  
DOCKET NO.: 21-03733.001-R-1  
PARCEL NO.: 13-11-400-276

The parties of record before the Property Tax Appeal Board are Edmund & Paula Spletzer, the appellants, by Jessica Hill-Magiera, Attorney at Law 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 **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:** \$16,745  
**IMPR.:** \$84,584  
**TOTAL:** \$101,329

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 one-story condominium of frame exterior construction with 1,316 square feet of living area. The dwelling was constructed in 1978. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 242 square foot garage. The property has a 1,316 square foot site and is located in Lake Barrington, Cuba Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on five comparable sales located within .36 of a mile from the subject. The comparables have sites with either 1,314 or 1,333 square feet of land area that are improved with one-story dwellings of frame exterior construction with either 1,314 or 1,333 square feet of living area. The dwellings were built from 1977 to 1981 and have basements with finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage

with 242 square feet of building area. The comparables sold from April 2020 to May 2021 for prices ranging from \$175,000 to \$261,000 or from \$133.18 to \$195.80 per square foot of living area, including land. Based on this evidence the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$101,329. The subject's assessment reflects a market value of \$304,749 or \$231.57 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 located within .47 of a mile from the subject. The comparables have sites ranging in size from 1,140 to 1,360 square feet of land area that are improved with one-story condominiums of wood siding exterior ranging in size from 1,140 to 1,362 square feet of living area. The dwellings were built from 1976 to 1985, one of which has a concrete slab foundation and four of which have basements with finished area. Each comparable also has central air conditioning, one or two fireplaces and a garage with 231 or 242 square feet of building area. The comparables sold from May to December 2021 for prices ranging from \$302,500 to \$360,000 or from \$229.48 to \$307.02 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellants contends county comparable #3 is not comparable to the subject because it has no basement.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of ten comparable sales for the Board's consideration. The Board gives less weight to board of review comparables #3 and #5 due to difference in foundation type or dwelling size when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables which are similar to the subject in location, age, dwelling size and features. These comparables sold from April 2020 to December 2021 for prices ranging from \$175,000 to \$360,000 or from \$133.18 to \$273.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$304,749 or \$231.57 per square foot of living area, including land, which falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's total estimated market value as reflected by its 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:

December 19, 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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APPELLANT

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COUNTY

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