



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

APPELLANT: Ellen Lipshutz
DOCKET NO.: 21-03969.001-R-1
PARCEL NO.: 15-28-406-001

The parties of record before the Property Tax Appeal Board are Ellen Lipshutz, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$31,560
IMPR.: \$129,464
TOTAL: \$161,024

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 tri-level dwelling of wood siding exterior construction with 2,028 square feet of above-grade living area. The dwelling was constructed in 1987. Features of the home include a finished lower level, an unfinished basement, central air conditioning, a fireplace, a 420 square foot garage, a 629 square foot inground swimming pool and a hot tub. The property has a 9,956 square foot site and is located in Buffalo Grove, Vernon 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 .49 of a mile from the subject property. The comparables have sites ranging in size from 6,825 to 8,505 square feet of land area. The comparables consist of split-level dwellings of frame exterior construction ranging in size from 1,852 to 2,205 square feet of above-grade living area. The dwellings were

constructed from 1978 to 1985. The comparables each feature a finished lower level and a basement with two having finished area. Each comparable has central air conditioning and a garage ranging in size from 420 to 480 square feet of building area. In addition, three comparables each have a one fireplace. The comparables sold from May 2020 to March 2021 for prices ranging from \$367,500 to \$490,000 or from \$175.06 to \$241.62 per square foot of above-grade living area, including land. Based on this evidence, the appellant 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 \$161,024. The subject's assessment reflects a market value of \$484,283 or \$238.80 per square foot of above-grade living area, land included, when using the 2020 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 four comparable sales located within .23 of a mile of the subject property. Comparable #1 is the same sale as appellant's comparable #4. The comparables have sites ranging in size from 6,830 to 7,580 square feet of land area. The comparables are improved with tri-level dwellings of wood siding exterior construction containing 2,028 square feet of above-grade living area. The dwellings were constructed in 1985 or 1988. The comparables each feature a lower level, central air conditioning, and a garage containing 420 square feet of building area. In addition, three comparables each have a basement and an 828 square foot recreation room. Three comparables each have one or two fireplaces. The comparables sold from November 2020 to September 2021 for prices ranging from \$450,000 to \$532,000 or from \$221.89 to \$262.33 per square foot of above-grade living area, including land. 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 no reduction in the subject's assessment is warranted.

The parties submitted seven suggested comparable sales for the Board's consideration which includes the common comparable. The Board gave less weight to appellant's comparables #1, #2 and #3 which are less similar in year built and dwelling size when compared to the subject and the other comparables in the record.

The Board finds the best evidence of market value to be the board of review comparables which includes the common comparable. Although each of these comparables lack an in-ground swimming pool and hot tub which are features of the subject, they are similar to the subject in location, dwelling size, design and age. The comparables sold from November 2020 to September 2021 for prices ranging from \$450,000 to \$532,000 or from \$221.89 to \$262.33 per square foot of above-grade living area, including land. The subject's assessment reflects a

market value of \$484,283 or \$238.80 per square foot of above-grade living area, land included, which falls within the range established by the best comparable sales contained in the record and is well-supported given its inground swimming pool and hot tub. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the subject's assessment 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

AGENCY

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