



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

APPELLANT: Louis Gottlieb
DOCKET NO.: 21-04971.001-R-1
PARCEL NO.: 15-08-401-071

The parties of record before the Property Tax Appeal Board are Louis Gottlieb, 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: \$34,639
IMPR.: \$151,235
TOTAL: \$185,874

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 two-story dwelling of brick and frame exterior construction with 3,038 square feet of living area. The dwelling was constructed in 1993. Features of the home include a full basement with 1,645 square feet of finished area, central air conditioning, a fireplace and a 704 square foot garage. The property has an 18,000 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a memorandum along with information on three comparable sales. In the memorandum, the appellant asserted there were only two like-kind sales in the subject's neighborhood. The third comparable submitted is less than $\frac{3}{4}$ of a mile from the subject. Differences in land values and basement size along with other amenities were also noted in the memorandum. The comparable parcels range from 15,978 to 18,240 square feet of land area and

are improved with two-story dwellings of frame or brick and frame exterior construction. The homes were built in either 1989 or 1990 and range in size from 3,048 to 3,552 square feet of living area. Each dwelling has a basement with finished area ranging in size from 673 to 828 square feet. Features include central air conditioning, a fireplace and a garage of either 651 or 704 square feet of building area. The comparables sold from August 2020 to February 2021 for prices ranging from \$485,000 to \$539,900 or from \$136.54 to \$177.13 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$181,249 which would reflect a market value of \$543,801 or \$179.00 per square foot of living area, including land, when using 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 \$185,874. The subject's assessment reflects a market value of \$559,020 or \$184.01 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, one of which is located in the same assessment neighborhood as assigned to the subject and is a common comparable of appellant's #3. Each comparables is within .66 of a mile from the subject. The comparables consist of parcels ranging in size from 9,100 to 18,020 square feet of land area which are improved with two-story dwellings of brick, wood siding or wood siding and brick exterior construction. The homes were built from 1989 to 1993 and range in size from 2,442 to 3,048 square feet of living area. Each comparable has a basement, four of which have finished area ranging in size from 573 to 824 square feet of building area. Features of the homes include central air conditioning, a fireplace and a garage ranging in size from 420 to 757 square feet of building area. The comparables sold from October 2020 to September 2021 for prices ranging from \$537,500 to \$570,000 or from \$177.13 to \$223.18 per square foot of living area, including land.

Based on the foregoing evidence and argument, the board of review requested confirmation of the subject's estimated market value as reflected by its 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 a total of seven comparable sales, one of which is common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 and board of review comparable #4 due to differences in dwelling size when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with board of review comparable sales #1, #2, #3 and #5, although the Board recognizes that each of these comparables necessitates upward adjustments to make them more equivalent to the subject property based on the subject's larger finished basement area than each of these comparables. These most similar comparables sold from October 2020 to September 2021 for prices ranging from \$532,500 to \$570,000 or from \$174.02 to \$192.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$559,020 or \$184.01 per square foot of living area, including land, which is within the range established by the best comparable sales in this record, despite that the subject has a substantially larger finished basement area than these comparables. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds 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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