



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

APPELLANT: Douglas Renz
DOCKET NO.: 22-00307.001-R-2
PARCEL NO.: 16-06-403-060

The parties of record before the Property Tax Appeal Board are Douglas Renz, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$237,800
IMPR.: \$253,787
TOTAL: \$491,587

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 2022 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 2-story dwelling of brick exterior construction with 6,018 square feet of living area. The dwelling was constructed in 2000. Features of the home include a basement with finished area, central air conditioning, three fireplaces and a garage containing 1,118 square feet of building area. The property has a 78,840 square foot site and is located in Lake Forest, West Deerfield 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 in the same assessment neighborhood code as the subject and within .48 of a mile from the subject property. The comparables have sites ranging in size from 52,270 to 59,680 square feet of land area. The comparables are improved with either 1.75-story or 2-story dwellings of brick or wood siding exterior construction ranging in size 5,956 to 6,267 square feet of living area that were built from 1986 to 2001. The appellant reported that each comparable has a basement, two with finished area, central air conditioning, either two or three fireplaces and an attached garage ranging in

size from 744 to 1,032 square feet of building area. Comparables #1 has an inground swimming pool and comparable #3 has a detached garage with 429 square feet of building area. The comparables sold in September and November 2020 for prices ranging from \$920,000 to \$1,300,000 or from \$149.13 to \$207.44 per square foot of 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 \$491,587. The subject's assessment reflects a market value of \$1,478,013 or \$245.60 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for Lake County of 33.26% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review contends that the appellant's comparables sold more than 12 months prior to the January 1, 2022, assessment date and are all inferior to the subject in lot size, land value, basement size and finished area. Comparable #2 backs to a major traffic thoroughfare and comparable #3 is significantly older than the subject.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales. The comparables are located in the same assessment neighborhood code as the subject and within .33 of a mile from the subject property. The comparables have sites ranging in size from 59,240 to 69,700 square feet of land area. The comparables are improved with 1-story, 2-story or 2.5-story dwellings of either brick or wood siding exterior construction ranging in size from 4,730 to 5,869 square feet of living area that were built from 1996 to 2002, comparable #1 that was built in 1998 has an effective age of 2001. Each comparable has a basement, two with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 873 to 1,165 square feet of building area. Comparables #1 and #2 each have an inground swimming pool. Comparable #3 has a wood framed greenhouse with glass walls. The comparables sold from May 2021 to August 2022 for prices ranging from \$1,470,000 to \$2,425,000 or from \$255.56 to \$413.19 per square foot of 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 a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted a total of eight comparable properties for the Board's consideration. The Board gives less weight to the appellant's comparables due to their sales occurring in 2020, which are dated and less proximate to the assessment date at issue than the remaining comparables in the record. The Board gives reduced weight to board of review comparables #1, #2 and #3, due to substantial differences in dwelling size and/or inground swimming pool amenity when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #4 and #5. The Board finds that these two comparables are most similar to the subject in location, design, age, dwelling size, and some features. These comparables sold in May 2021 and January 2022 for prices of \$1,470,000 and \$1,510,000 or \$255.56 and \$270.71 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,478,013 or \$245.60 per square foot of living area, including land, which is bracketed by the two best comparables in the record in terms of overall market value but is less than the comparables are on a price per square foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not 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: _____

August 20, 2024



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Douglas Renz, by attorney:
Andrew J. Rukavina
The Tax Appeal Company
28643 North Sky Crest Drive
Mundelein, IL 60060

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085