



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

APPELLANT: John Bolling
DOCKET NO.: 22-00367.001-R-1
PARCEL NO.: 17-31-302-123

The parties of record before the Property Tax Appeal Board are John Bolling, 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: \$117,836
IMPR.: \$130,711
TOTAL: \$248,547

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 2,954 square feet of living area. The dwelling was built in 1939 with an effective age of 1948. Features of the home include a partially finished basement, central air conditioning, one fireplace, and a 240 square foot garage. The property has an approximately 16,980 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located in the same assessment neighborhood code as the subject property and within 0.28 of a mile from the subject. The comparables have sites ranging in size from 13,760 to 27,690 square feet of land area. The comparables are improved with 2-story dwellings of brick, stone, or brick and wood siding exterior construction ranging in size from 2,473 to 3,693 square feet of living area. The homes

were built from 1940 to 1951 with effective ages ranging from 1943 to 1966. Each comparable has a partially finished basement, central air conditioning, one or two fireplaces, and a garage that ranges in size from 264 to 501 square feet of building area. The properties sold from March 2020 to February 2021 ranging from \$525,000 to \$759,000 or from \$205.25 to \$229.72 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$209,014 which reflects a market value of \$627,105 or \$212.29 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 the total assessment for the subject of \$248,547. The subject's assessment reflects a market value of \$745,716 or \$252.44 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted information on seven comparable sales located in the same assessment neighborhood code as the subject property and from 0.26 of a mile to 1.26 miles from the subject. The comparables have sites ranging in size from 10,980 to 30,200 square feet of land area. The comparables are improved with 2-story dwellings of brick, wood siding, stone and brick, stucco, stucco and wood siding, or brick and wood siding exterior construction ranging in size from 2,607 to 3,136 square feet of living area. The homes were built from 1922 to 1949 with six of these having effective ages ranging from 1951 to 1973. Five comparables each have a partially finished basement, one comparable has an unfinished basement, and one comparable has a concrete slab foundation. Each comparable has central air conditioning, one to three fireplaces, and a garage that ranges in size from 220 to 529 square feet of building area. The properties sold from July 2020 to December 2021 for prices ranging from \$750,000 to \$1,180,000 or from \$248.76 to \$407.18 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 twelve comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, #3, and #5 as well as board of review comparables #3 and #5 which have 2020 sale dates occurring less proximate in time to the subject's January 1, 2022 assessment date at issue than other comparables in this record.

¹ Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2022.

Further, the appellant's comparables #1 and #3 as well as board of review comparables #3 and #5 exhibit differences from the subject in dwelling size, basement finish, or foundation type. The Board gives less weight to board of review comparable #2 which is less similar to the subject in age/effective age than other comparables in this record. The Board also gives less weight to the board of review comparable #4 which has a sale price that is significantly higher than other comparables sales in this record.

The Board finds the best evidence of market value to be the parties' remaining comparables which sold proximate in time to the subject's assessment date and are relatively similar to the subject in location, design, age/effective age, dwelling size and other features. These four properties sold from February to December 2021 for prices ranging from \$759,000 to \$964,500 or from \$229.72 to \$326.05 per square foot of living area, land included. The subject's assessment reflects a market value of \$745,716 or \$252.44 per square foot of living area, land included, which falls below the range established by the best comparable sales in this record on an overall market value basis but within the range on a per square foot basis. Based on this evidence and after considering the appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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: January 16, 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

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