



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

APPELLANT: Chad Able
DOCKET NO.: 22-00393.001-R-1
PARCEL NO.: 11-21-220-004

The parties of record before the Property Tax Appeal Board are Chad Able, 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: \$71,294
IMPR.: \$164,513
TOTAL: \$235,807

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 two-story dwelling of frame exterior construction with 2,805 square feet of living area. The dwelling was constructed in 2005. Features of the home include a basement, central air conditioning, a fireplace and a 674 square foot garage. The property has an approximately 8,301 square foot site and is located in Libertyville, Libertyville 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 that have the same assessment neighborhood code as the subject and are located within .15 of a mile from the subject property. The parcels range in size from 8,300 to 10,790 square feet of land area. The comparables are improved with two-story dwellings of frame exterior construction ranging in size from 2,795 to 3,895 square feet of living area. The dwellings were built from 2005 to 2010. The comparables

each have a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 504 to 737 square feet of building area. The comparables sold from May 2020 to March 2021 for prices ranging from \$650,000 to \$805,000 or from \$200.89 to \$232.56 per square foot of living area, including land.

The appellant also submitted a grid analysis labeled "Assessor Comps" that included information on four comparable sales presumably presented at the local hearing with handwritten notations pointing out the differences between the comparables and the subject.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$206,437, which would reflect a market value of \$619,373 or \$220.81 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 \$235,807. The subject's assessment reflects a market value of \$707,492 or \$252.23 per square foot of living area, land included, when using 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 four comparable sales that have the same assessment neighborhood code as the subject and are located within .20 of a mile from the subject property. The parcels range in size from 7,743 to 15,176 square feet of land area. The comparables are improved with two-story dwellings of frame exterior construction ranging in size from 2,814 to 3,119 square feet of living area. The dwellings were built from 2001 to 2010. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 430 to 693 square feet of building area. The comparables sold from August 2021 to July 2022 for prices ranging from \$795,000 to \$885,000 or from \$256.49 to \$314.50 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 record contains nine comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables due to their larger dwelling sizes, when compared to

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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2022.

the subject and/or their sale dates occurred in 2020, less proximate in time to the lien date at issue than the other sales in the record.

The Board finds the best evidence of market value to be the comparables submitted by the board of review, which sold more proximate in time to the January 1, 2022 assessment date, are similar to the subject in location and are overall most similar to the subject in dwelling size, design, age and some features. These four comparables sold from August 2021 to July 2022 for prices ranging from \$795,000 to \$885,000 or from \$256.49 to \$314.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$707,492 or \$252.23 per square foot of living area, including land, which falls below the range established by the best comparable sales in the record both in terms of overall market value and 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 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: March 26, 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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