



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

APPELLANT: Michael Dybel
DOCKET NO.: 22-01012.001-R-1
PARCEL NO.: 11-27-108-003

The parties of record before the Property Tax Appeal Board are Michael Dybel, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Chicago; 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: \$46,561
IMPR.: \$117,422
TOTAL: \$163,983

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 frame and brick exterior construction with 2,631 square feet of living area. The dwelling was built in 1981 and is approximately 41 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 478 square foot garage. The property has an approximately 9,700 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 three comparable sales located in the same assessment neighborhood code as the subject property and within 0.21 of a mile from the subject. The comparables have sites ranging in size from 9,716 to 13,089 square feet of land area. The comparables are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 2,514 to 3,170 square feet of living area. The homes were built

from 1983 to 1985. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces, and a garage with either 462 or 506 square feet of building area. The properties sold from September 2020 to October 2021 ranging from \$375,000 to \$546,000 or from \$149.16 to \$172.24 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$144,304 which reflects a market value of \$432,955 or \$164.56 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 \$163,983. The subject's assessment reflects a market value of \$491,998 or \$187.00 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment, the board of review submitted information on nine comparable sales on two grid analyses. For clarity in the record, the five comparables in the second grid were renumbered #5 through #9 in the order in which they were presented. These comparables are located in the same assessment neighborhood code as the subject property and within 0.24 of a mile from the subject. The comparables have sites ranging in size from 9,171 to 13,222 square feet of land area. The comparables are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 2,386 to 2,788 square feet of living area. The homes were built from 1976 to 1983 with comparables #3, #4, and #8 having effective ages of 1999, 1998, and 1980, respectively. The comparables each have an unfinished basement with one being a walkout. Each comparable has central air conditioning, one or two fireplaces, and a garage that ranges in size from 462 to 600 square feet of building area. The properties sold from January 2021 to August 2022 for prices ranging from \$492,000 to \$650,000 or from \$187.36 to \$255.70 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 and #3 which differ from the subject in dwelling size or has a sale date in 2020 occurring less proximate in time to the subject's January 1, 2022 assessment date at issue than other comparables in this record. The Board also gives less weight to board of review comparables #3 and #4 which have effective dates 23 and 22 years newer than their chronological ages, respectively.

The Board finds the best evidence of market value to be the parties' remaining comparables which are similar to the subject in location, design, age/effective age, dwelling size and other features. These eight properties sold from January 2021 to June 2022 for prices ranging from

\$492,000 to \$595,000 or from \$172.23 to \$231.43 per square foot of living area, land included. The subject's assessment reflects a market value of \$491,998 or \$187.00 per square foot of living area, land included, which falls slightly 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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