



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

APPELLANT: Renate Loeffler
DOCKET NO.: 22-01847.001-R-1
PARCEL NO.: 07-31-308-002

The parties of record before the Property Tax Appeal Board are Renate Loeffler, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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: \$23,936
IMPR.: \$193,073
TOTAL: \$217,009

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 wood frame exterior construction with 4,601 square feet of living area. The dwelling was constructed in 2012. Features of the home include a 2,476 square foot basement, central air conditioning, a fireplace and a 1,725 square foot garage. The property has a 40,454 square foot site and is located in Grayslake, Warren 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 from 2.24 to 2.26 miles from the subject property. The comparables have sites ranging in size from 9,945 to 12,611 square feet of land area and are improved with 2-story dwellings wood frame exterior construction ranging in size from 3,770 to 3,937 square feet of living area. The dwellings were built in 2003 and have basements with either 1,344 or 1,948 square feet. Each comparable has central air conditioning

and a 420 or a 440 square foot garage. One comparable has a fireplace. The comparables sold from May to December 2020 for prices ranging from \$378,500 to \$496,000 or from \$100.03 to \$131.57 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 \$217,009. The subject's assessment reflects a market value of \$651,092 or \$141.51 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

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 on this limited record the only evidence of market value was the appellant's comparable sales. However, the Board finds these comparables are located over two miles from the subject on significantly smaller sites when compared to the subject. Each home is nine years older with a significantly smaller dwelling size, basement size and garage size when compared to the subject. These comparables also sold over two years prior to the January 1, 2022 assessment. Nevertheless, these comparables sold from May to December 2020 for prices ranging from \$378,500 to \$496,000 or from \$100.03 to \$131.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$651,092 or \$141.51 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. The subject's higher market value is justified when considering adjustments to the comparables for differences in location, site size, dwelling size, and features. Based on this evidence, the Board finds a reduction in the subject's assessment is not justified.

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.

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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COUNTY

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