



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

APPELLANT: Peter Kolch
DOCKET NO.: 22-02050.001-R-1
PARCEL NO.: 10-36-100-027

The parties of record before the Property Tax Appeal Board are Peter Kolch, 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: \$34,993
IMPR.: \$194,648
TOTAL: \$229,641

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 vinyl siding and stone exterior construction with 3,872 square feet of living area. The dwelling was constructed in 2008. Features of the home include a walkout basement, central air conditioning, two fireplaces, a fully finished attic, and a 550 square foot garage.¹ The property has a 7,070 square foot site and is located in Mundelein, Fremont 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 0.60 of a mile to 2.66 miles from the subject. The parcels range in size from 9,919 to 40,502 square feet of land area and are improved with 2-story homes ranging in size from 3,243 to 3,347 square feet of living

¹ Additional details regarding the subject not reported by the appellant are found in the subject's property record card presented by the board of review and were not refuted by the appellant.

area. The dwellings were built from 1991 to 2006. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 504 to 874 square feet of building area. The comparables sold from June 2020 to March 2021 for prices ranging from \$390,000 to \$425,000 or from \$118.72 to \$126.98 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 \$229,641. The subject's assessment reflects a market value of \$688,992 or \$177.94 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.36 of a mile from the subject and are waterfront properties like the subject. The parcels range in size from 6,250 to 15,190 square feet of land area and are improved with 1-story, 1.5-story, or 2-story homes of wood siding, vinyl siding and stone, or Dryvit and wood siding exterior construction. The dwelling range in size from 2,114 to 3,512 square feet of living area and were built from 1958 to 2016 with the oldest home having an effective age of 1977. Each home has a basement with finished area, three of which are walkouts, central air conditioning, and one or two garages ranging in size from 334 to 837 square feet of building area. Three homes each have one or two fireplaces. The comparables sold from April 2019 to July 2022 for prices ranging from \$377,001 to \$865,000 or from \$178.34 to \$288.76 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 a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables, which are not waterfront properties like the subject and two of these comparables are located more than two miles from the subject. The Board gives less weight to the board of review's comparable #1, which sold less proximate in time to the assessment date than the other comparables in this record, and to the board of review's comparable #4, which is a 1-story home compared to the subject 2-story home.

The Board finds the best evidence of market value to be the board of review's comparables #2, #3, and #5, which sold more proximate in time to the assessment date and are more similar to the

² Sec. 1910.50(c)(1) of the Board's procedural rules 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.

subject in location and design, but have varying degrees of similarity to the subject in dwelling size, age/effective age, and features. These most similar comparables sold for prices ranging from \$377,001 to \$865,000 or from \$178.34 to \$267.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$688,992 or \$177.94 per square foot of living area, including land, which is within the range established by the best comparable sales in terms of total market value and below the range on a price per square foot basis, which is logical given the subject is a larger home than the best comparables. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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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