FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Matthew D. & Lisa M. Belden
DOCKET NO.: 23-02107.001-R-1
PARCEL NO.: 16-29-315-003

The parties of record before the Property Tax Appeal Board are Matthew D. & Lisa M. Belden, the appellants, by attorney Steven Kandelman, of Rieff Schramm Kanter & Guttman 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:	$43,532
IMPR.:	$235,228
TOTAL:	$278,760

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2023 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 3,078 square feet of living area. The dwelling is 17 years old. Features of the home include an unfinished full basement, central air conditioning, a fireplace and a 506 square foot garage. The property has a 9,100 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales located within .56 of a mile from the subject. The comparables have sites ranging in size from 7,910 to 9,000 square feet of land area that are improved with 2-story dwellings of brick, brick and wood siding or wood siding and brick exterior construction ranging in size from 3,019 to 3,186 square feet of living area. The dwellings range in age from 17 to 19 years old. The comparables have full basements, two of which have finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 441 to 480 square feet of building area. The comparables sold from May to November 2021 for prices ranging from $690,000 to $785,000 or from $216.57 to $249.92 per square foot of living area, including land. The appellants included a brief critiquing the comparables. Based on this evidence the appellants 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 $278,760. The subject's assessment reflects a market value of $836,364 or $271.72 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 three comparable sales located within .45 of a mile from the subject. The comparables have sites ranging in size from 9,375 to 11,850 square feet of land area that are improved with 2-story dwellings of brick exterior construction ranging in size from 2,998 to 3,738 square feet of living area. The dwellings range in age from 13 to 18 years old. The comparables have full basements, one of which has finished area, central air conditioning, a fireplace, and a garage ranging in size from 440 to 672 square feet of building area. The comparables sold from July 2021 to June 2022 for prices ranging from $915,000 to $1,235,000 or from $303.91 to $357.45 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 appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of six comparable sales for the Board's consideration, only one of which sold within a year of the January 1, 2023 assessment date at issue. Nevertheless, the Board gives less weight to the board of review's comparables #1 and #2, due to their considerably larger dwelling sizes when compared to the subject. The Board finds the parties' remaining comparable sales have varying degrees of similarity and sold for prices ranging from $690,000 to $915,000 or from $216.57 to $305.20 per square foot of living area, including land. The subject's assessment reflects a market value of $836,364 or $271.72 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's assessment is not warranted.

[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 §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

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: __________ __________

C E R T I F I C A T I O N

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: November 19, 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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