



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

APPELLANT: Margaret Michaels
DOCKET NO.: 16-03220.001-R-1
PARCEL NO.: 14-24-401-008

The parties of record before the Property Tax Appeal Board are Margaret Michaels, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$57,745
IMPR.: \$99,402
TOTAL: \$157,147

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 2016 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 one-story dwelling of frame exterior construction with 2,523 square feet of living area. The dwelling was constructed in 1974. Features of the home include a partial unfinished basement, central air conditioning, two fireplaces and a 988 square foot garage. The property has a 55,740 square foot site and is located in Long Grove, Elia Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales, two of which were utilized by the board of review, located from 1.22 to 2.76 miles from the subject property. The comparables consist of one-story dwellings of brick or frame exterior construction ranging in size from 2,248 to 2,892 square feet of living area. The dwellings were constructed from 1964 to 1984. Each comparable has a basement, two of which have finished area, each comparable has central air

conditioning, one or two fireplaces, and a garage ranging in size from 614 to 900 square feet of building area.¹ The comparables have sites ranging in size from 38,619 to 89,044 square feet of land area. The comparables sold in February 2014 to June 2016 for prices of \$370,000 to \$510,000 or from \$158.87 to \$190.87 per square foot of living area, including land. Based on the comparable sales 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 \$157,147. The subject's assessment reflects a market value of \$473,905 or \$187.83 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales, two of which were utilized by the appellant, located from 1.284 to 2.062 miles from the subject property. The comparables were improved with one-story dwellings of frame or brick exterior construction that range in size from 2,562 to 2,745 square feet of living area. The dwellings were constructed from 1964 and 1978. Each comparable has a full or partial basement, two of which have finished area, each comparable has central air conditioning, one or two fireplaces, a garage ranging in size from 598 to 900 square feet of building area and one comparable has an in-ground pool. The comparables have sites ranging in size from 38,929 to 48,124 square feet of land area. These properties sold from February 2014 to October 2016 for \$489,000 to \$582,000 or from \$186.27 to \$215.24 per square foot of living area, including land. Based on the comparable sales 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 no reduction in the subject's assessment is warranted.

The parties submitted eight comparable sales, two of which were utilized by both parties, for the Board's consideration. The Board gave less weight to appellant's comparable #3, due to its substantially larger site; appellant's comparable #5 sale in July 2014 is less indicative of the subject's market value as of the January 1, 2016 assessment; appellant's comparable #4/board of review comparable #4 and appellant's comparable #6/board of review comparable #2, due to their finished basements; and board of review comparable #3, due to its in-ground pool, when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #2 and board of review comparable #1. Despite that these comparables are located a distance from the

¹Both parties grid analyses were void of some pertinent descriptive data, which was drawn from the appellant's Multiple Listing Service evidence and the board of review property record card evidence.

subject, these homes are similar in dwelling size, design, age and some features. These comparables sold for prices ranging from \$423,500 to \$548,000 or for \$167.70 to \$199.64 per square foot of living area, including land. The subject's assessment reflects a market value of \$473,905 or \$187.83, including land, which is within the range established by the best comparable sales in this record. After considering adjustments to the comparable sales for differences, when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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: February 13, 2019



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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