



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

APPELLANT: Anna Gabler  
DOCKET NO.: 16-03256.001-R-1  
PARCEL NO.: 14-04-405-001

The parties of record before the Property Tax Appeal Board are Anna Gabler, 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 **A Reduction** 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:** \$44,699  
**IMPR.:** \$124,417  
**TOTAL:** \$169,116

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 brick exterior construction with 2,954 square feet of living area. The dwelling was constructed in 1988. Features of the home include a full walkout basement, central air conditioning, two fireplaces and a 1,056 square foot attached garage. The property has a 95,824 square foot site and is located in Hawthorn Woods, Ela 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 .24 to .83 of a mile from the subject property. The comparables are described as one-story dwellings of brick exterior construction ranging in size from 2,413 to 2,979 square feet of living area. The dwellings were constructed from 1959 to 1987. The comparables have basements, central air conditioning; one or two fireplaces and a garage ranging in size from 500 to 1,326 square feet of building area. One

comparable has an inground swimming pool. The comparables have sites ranging in size from 42,390 to 83,117 square feet of land area. The comparables sold from December 2014 to March 2016 for prices ranging from \$300,000 to \$465,000 or from \$124.33 to \$169.96 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$180,064. The subject's assessment reflects a market value of \$543,016 or \$183.82 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 the subject's assessment, the board of review submitted information on three comparable sales, one of which was also submitted by the appellant. They are located from .241 to .394 of a mile from the subject property. The comparables are improved with one-story dwellings of frame or brick exterior construction ranging in size from 2,149 to 2,736 square feet of living area. The dwellings were constructed from 1983 to 1989. The comparables have basements, one of which has a walkout basement. Additional features of the homes include central air conditioning, a fireplace and a garage ranging in size from 672 to 903 square feet of building area. One comparable has an inground swimming pool. The comparables have sites ranging in size from 40,370 to 51,932 square feet of land area. The comparables sold from June 2013 to April 2016 for prices ranging from \$380,000 to \$465,000 or from \$169.96 to \$181.21 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property'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 meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the parties submitted five suggested comparable sales for consideration, with one common comparable submitted by both parties. The Board gave less weight to the appellant's comparable #2 due to its dissimilar age when compared to the subject. The Board gave less weight to comparable #2 submitted by the board of review based on its sale occurring in June 2013 which is dated and less indicative of market value as of the January 1, 2016 assessment date.

The Board finds the best evidence of market value to be the remaining comparables submitted by both parties which includes one common comparable. The Board finds these three comparables are similar to the subject in age, dwelling size, features and sold most proximate in time to the assessment date. The board also finds they also have inferior site sizes when compared to the subject. They sold from August 2015 to April 2016 for prices ranging from \$380,000 and \$465,000 or from \$147.70 to \$176.83 per square foot of living area, including land. The

subject's assessment reflects a market value of \$543,016 or \$183.82 per square foot of living area, including land which falls above the range established by the most similar comparable sales in this record. Even after making adjustments to the comparables for differences including inferior site size, the Board still finds the subject's market value as reflected by its assessment is not supported. Based on this record the Board finds the appellant demonstrated by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's 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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COUNTY

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