



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

APPELLANT: Matthew Kuhlman
DOCKET NO.: 16-03299.001-R-1
PARCEL NO.: 06-22-201-020

The parties of record before the Property Tax Appeal Board are Matthew Kuhlman, 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: \$19,090
IMPR.: \$80,390
TOTAL: \$99,480

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 two-story dwelling of frame exterior construction with 3,246 square feet of living area.¹ The dwelling was constructed in 1996. Features of the home include a partial basement with finished area, central air conditioning, a fireplace and a 483 square foot garage. The property has a 12,662 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal and three additional comparable sales not included in the appraisal. The appraisal had an estimated market value of \$300,000 as of July 11, 2016. The appraisal was prepared by Daniel J. Gura, a State of Illinois certified real estate appraiser. The

¹ The parties differ slightly as to the size of the subject's dwelling. The Board finds the difference in size will not impact the Board's decision for this appeal.

property rights appraised were fee simple and the appraisal was performed in connection with a refinance transaction. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value.

Under the sales comparison approach to value the appraiser utilized four comparable sales and two active listings located in Grayslake and within .67 of a mile from the subject property to estimate the market value. The parcels range in size from 7,841 to 19,602 square feet of land area and have been improved with two-story dwellings that were 18 to 22 years old. The homes range in size from 2,781 to 3,315 square feet of living area and feature full or partial basements, three of which have finished areas. Each comparable has central air conditioning and one or two fireplaces. Each comparable also has a two-car or a three-car garage. Four of the comparables sold for prices ranging from \$275,000 to \$335,000 or from \$95.53 to \$104.28 per square foot of living area, including land. Comparable # 5 is listed for \$324,900 or \$104.54 per square foot of living area, including land. While comparable #6 is listed for \$329,900 or \$107.18 per square foot of living area, including land. The appraiser made adjustments for differences in land area, room count, size, basement finish and/or other amenities. After making adjustments to the comparables for differences from the subject the appraiser estimated the comparables had adjusted prices ranging from \$282,500 to \$329,500. Based on this data the appraiser estimated the subject had an estimated market value of \$300,000 as of July 11, 2016.

In further support of this argument, the appellant submitted information on three comparable sales located from .70 of a mile to 1.87 miles from the subject property. The comparables are improved with a part two-story dwellings of frame exterior construction that range in size from 3,060 to 3,377 square feet of living area. The dwellings were constructed from 1987 to 1996. Features had varying degrees of similarity when compared to the subject. The comparables sold from March 2015 to May 2015 for prices ranging from \$295,000 to \$300,000 or from \$88.84 to \$96.41 per square foot of living area, land included.

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 \$121,219. The subject's assessment reflects a market value of \$365,558 or \$102.17 per square foot of living area, land included, when using 3,246 square feet of living area and 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 of the subject property the board of review provided information on four comparable sales located from .542 to .696 of a mile from the subject property. The comparable are improved with two-story dwellings having 3,108 or 3,258 square feet of living area. The dwellings were constructed from 1996 to 1998. Each comparable has a basement, two of which have finished area. The comparables each have central air conditioning and three comparables have a fireplace. Each comparable also has a 483 or 484 square foot garage. The comparables have sites ranging in size from approximately 9,126 to 11,383 square feet of land area. The comparables sold from June 2014 to August 2017 for prices ranging from \$300,000 or \$345,000 or from \$96.53 to \$105.89 per square foot of living area, including land.

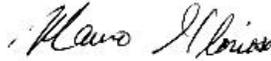
Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appraiser developed the sales comparison approach to value using four comparable sales, with varying degrees of similarity to the subject property. The appraiser adjusted the comparables for differences from the subject property, which appeared reasonable, and arrived at an estimated market value of \$300,000. The appraised value is also supported by the best comparable sales identified by the appellant's additional comparable #1 and the board of review comparable #4. These two properties sold in April 2015 or July 2016 for prices of \$295,000 and \$320,000. The subject's assessment reflects a market value of \$365,558, which is greater than the appraised value and also greater than the market value established by the best sales in the record, not included in the appraisal. Based on this record, the Board finds the subject property had a market value of \$300,000 as of the assessment date at issue. The Board gave less weight to the appellant's additional comparables #2 and #3 as they are distant in location with respect to the subject. The Board also gave less weight to the board of review comparables #1, #2 and #3 as their sale dates in June 2014, February 2017 or August 2017 are less proximate to the January 1, 2016 assessment date and less indicative of the subject's market value as of January 1, 2016. Since market value has been established the 2016 three-year average median level of assessments for Lake County of 33.16% as determined by the Illinois Department of Revenue shall apply. (86 Ill.Admin.Code §1910.50(c)(1)).

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Matthew Kuhlman, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085