



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

APPELLANT: Mike Boettcher
DOCKET NO.: 21-01295.001-R-1
PARCEL NO.: 12-20-208-004

The parties of record before the Property Tax Appeal Board are Mike Boettcher, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County, in Lake Zurich, 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: \$ 76,857
IMPR.: \$232,071
TOTAL: \$308,928

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 2021 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 wood siding exterior construction with 3,229 square feet of living area. The dwelling was constructed in 2019. Features of the home include a full basement, central air conditioning, a fireplace and a 545 square foot garage. The property has a 10,460 square foot site and is located in Lake Bluff, Shields 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 within .97 of a mile from the subject and one of which is located in the same neighborhood code assigned to the subject. The comparable parcels range in size from 8,710 to 18,740 square feet of land area and are improved with two-story dwellings of wood siding exterior construction. The homes were built from 2000 to 2020 and range in size from 3,554 to 3,703 square feet of living area. Each home has a

basement, two of which have finished basement areas of 1,580 and 1,668 square feet, respectively. Features include central air conditioning, one or two fireplaces and a garage ranging in size from 440 to 695 square feet of building area. The comparables sold from June to December 2020 for prices ranging from \$788,000 to \$840,000 or from \$212.80 to \$236.35 per square foot of living area, including land.

The appellant's submission also reported in the grid analysis that the subject property sold in June 2018 for \$914,892 or \$283.34 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$287,304 which would reflect a market value of \$861,998 or \$266.96 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$308,928. The subject's assessment reflects a market value of \$929,107 or \$287.74 per square foot of living area, land included, when using the 2021 three year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In reply to the appellant's evidence, the board of review submitted a copy of a Multiple Listing Service (MLS) data sheet for appellant's comparable #3 which was noted to be an "REO" property. The listing further depicts that the property was rehabbed in 2020, was sold as is with an asking price of \$829,900 for 10 days and then sold for \$840,000.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located within .91 of a mile from the subject and two of which are located in the same neighborhood code assigned to the subject. The comparable parcels range in size from 7,010 to 14,400 square feet of land area and are improved with either 1.5-story or 2-story dwellings of wood siding, brick or wood siding and brick exterior construction. The homes were built from 2006 to 2014 and range in size from 2,614 to 3,720 square feet of living area. Each home has a basement with finished basement areas ranging from 775 to 1,953 square feet of building area. Features include central air conditioning and a garage ranging in size from 484 to 681 square feet of building area. Four of the comparables each have either two or three fireplaces. The comparables sold from April 2020 to November 2021 for prices ranging from \$857,500 to \$1,490,000 or from \$235.00 to \$415.07 per square foot of living area, including land. Furthermore, in its grid analysis, the board of review likewise reported the June 2018 sale of the subject property as reported by the appellant.

Based on the foregoing evidence and argument about appellant's comparable sale #3, 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 parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. None of the comparables are particularly similar to the subject in multiple aspects of location, age, design, exterior construction, dwelling size and/or basement amenity, the Board finds that less weight is given to board of review comparable #1 due to its greater difference in size when compared to the subject as opposed to the other comparable sales in the record.

Thus, the Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparable sales #2 through #5. These properties which present varying degrees of similarity to the subject sold from April 2020 to November 2021 for prices ranging from \$788,000 to \$1,490,000 or from \$212.80 to \$400.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$929,107 or \$287.74 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and further somewhat supported by the June 2018 sale of the subject property for a price of \$914,892 or \$283.34 per square foot of living area, including land, as reported by both parties in their respective submissions.

Based on this evidence and after considering adjustments to the best seven comparable sales in the record for differences when compared to 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: September 19, 2023



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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