

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Arnold & Nancy Levinson  
DOCKET NO.: 06-00995.001-R-1  
PARCEL NO.: 16-36-408-007

The parties of record before the Property Tax Appeal Board are Arnold and Nancy Levinson, the appellants; and the Lake County Board of Review.

The subject property consists of a two-story single family dwelling of frame and brick exterior construction that contains 2,404 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, one fireplace and a two-car attached garage with 552 square feet. The dwelling was constructed in 1940 and is approximately 66 years old. The improvements are located on a 14,760 square foot parcel in Highland Park, Moraine Township, Lake County.

The appellants contend overvaluation as the basis of their appeal. In support of the market value argument the appellants submitted information on three comparable sales. The appellants described the comparables as being improved with two-story dwellings of brick and wood siding exteriors that ranged in size from 2,234 to 2,600 square feet of living area. The dwellings ranged in age from 46 to 69 years old and were located in Highland Park on parcels that ranged in size from 8,695 to 9,794 square feet of land area. Two of the dwellings had basements, each comparable had central air conditioning, the comparables had 1 or 2 fireplaces and the comparables had garages that ranged in size from 220 to 396 square feet. These properties sold from May 2003 to December 2005 for prices ranging from \$580,000 to \$670,000 or from \$236.73 to \$283.91 per square foot of living area. Based on this evidence the appellants requested the subject's assessment be reduced to \$207,897.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$235,170 was disclosed. The subject's assessment reflects a market value of approximately \$707,700 or \$294.39 per square foot of living area using the 2006 three year median level of assessments for Lake County of 33.23%. To demonstrate the subject's assessment was reflective of market value the board of

(Continued on Next Page)

Based on the facts and exhibits presented, 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:	\$	132,155
IMPR.:	\$	103,015
TOTAL:	\$	235,170

Subject only to the State multiplier as applicable.

review submitted copies of photographs and information on three comparable sales located in Highland Park. The comparables were improved with two-story single family dwellings of brick or brick and wood siding exteriors that ranged in size from 2,235 to 2,744 square feet of living area. The dwellings were constructed from 1938 to 1946 and the comparables had parcels of either 13,428 or 13,875 square feet of land area. Each comparable had a basement with one having some finished living area, one comparable had central air conditioning, each comparable had two fireplaces and each had a garage ranging in size from 252 to 360 square feet. The comparables sold from December 2004 to April 2005 for prices ranging from \$755,000 to \$790,000 or from \$287.90 to \$337.81 per square foot of living area.

The board of review also submitted copies of photographs of the appellants' comparables and a critique of the comparables. The board of review stated the appellants' comparable one had no basement, comparable 2 sold more than 2.5 years prior to the assessment date, and each comparable had a smaller lot and smaller garage as compared to the subject.

Based on this evidence the board of review requested the assessment of the subject property be confirmed.

After reviewing the record and considering the evidence the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record does not support a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value in the record were the comparables submitted by the board of review. These comparables were most similar to the subject in age, features and land area. These comparables also sold more proximate in time to the assessment date at issue than the comparables provided by the appellants. The comparables were improved with two-story single family dwellings of brick or brick and wood siding exteriors that ranged in size from 2,235 to 2,744 square feet of living area, were constructed from 1938 to 1946 and had parcels containing either 13,428 or 13,875 square feet of land area. The comparables sold from December 2004 to April 2005 for prices ranging from \$755,000 to \$790,000 or from \$287.90 to \$337.81 per square foot of living area. The subject's assessment reflects a market value of approximately \$707,700 or \$294.39 per square foot of living area using the 2006 three year median level of assessments for Lake County of 33.23%. The Board finds the

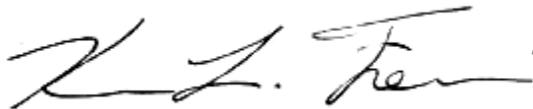
subject's assessment reflects a market value within the range on a per square foot basis as established by the best comparable sales in the record. The Board finds these sales demonstrate the subject's assessment is not excessive in relation to the property's market value.

In conclusion, based on this record the Board finds that 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.



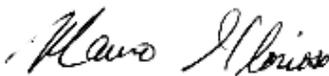
Chairman



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: June 19, 2009



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 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 the subsequent year 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.

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.