

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Tom Courtretsis
DOCKET NO.: 06-01059.001-R-1
PARCEL NO.: 14-26-402-015

The parties of record before the Property Tax Appeal Board are Tom Courtretsis, the appellant, and the Lake County Board of Review.

The subject property consists of a 116,131 square foot parcel improved with a two-story dwelling of masonry construction containing 4,985 square feet of living area. Features of the home include a full basement, central air conditioning, a fireplace, a swimming pool and an 864 square foot three-car garage. The subject dwelling was constructed in 1990.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted assessment information on three comparables. The comparables were improved with two-story dwellings of brick or frame and brick exteriors that range in size from 3,565 to 5,821 square feet of living area. The comparables were constructed from 1974 to 1978. Each comparable had a basement with one being finished with a recreation room. Each comparable has central air conditioning, one to four fireplaces and an attached garage that ranges in size from 825 to 960 square feet. The comparables have parcels that range in size from 120,198 to 138,247 square feet. The comparables had improvement assessments that ranged from \$177,221 to \$250,853 or from \$43.09 to \$51.67 per square foot of living area. The land assessments range from \$67,986 to \$80,209 or from \$.47 to \$.67 per square foot. The appellant also asserted that the extension of highway 53 is proposed to be directly in front of his property. The appellant further submitted a photograph depicting a barn that is located west of and is visible from his property. The appellant argued these factors decrease the value of his property. Based on this evidence the appellant requested the subject's assessment be reduced to \$320,000.

(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: | \$ | 79,848 |
| IMPR.: | \$ | 281,972 |
| TOTAL: | \$ | 361,820 |

Subject only to the State multiplier as applicable.

PTAB/smw/06-01059/10-08

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$361,820 was disclosed.

In rebuttal to the appellant's argument the board of review argued that the comparables he used were at least twelve years older than the subject property. The board of review also indicated that land assessments in the subject's neighborhood are calculated by applying a market value of \$2.50 per square foot for the first 87,120 square feet and \$.25 per square foot for the land area that exceeded 87,120 square feet. In reviewing the appellant's land comparables the board of review indicated that comparable number one was valued at \$2.50 per square foot for the first 87,120 square feet; comparable number 2 was valued at \$3.25 per square foot for the first 50,000 square feet; and comparable number 3 was valued at \$3.25 per square foot for the first 50,000 square feet and the parcel had 35,340 square feet of lake bottom. The board of review also argued the appellant submitted no evidence demonstrating the proposed Illinois Route 53 extension or the property west of the subject have an impact on the subject property's market value.

To demonstrate the subject is being equitably assessed the board of review submitted descriptions and assessment information on three comparable properties improved with two-story brick or frame and brick dwellings that range in size from 5,219 to 5,418 square feet of living area. Each of these comparables has central air conditioning, one or three fireplaces, basements and attached garages that range in size from 929 to 1070 square feet. The dwellings were constructed from 1995 to 1999. The comparables had improvement assessments that range from \$299,293 to \$328,587 or from \$56.65 to \$60.94 per square foot of living area. The subject has an improvement assessment of \$281,972 or \$56.56 per square foot of living area. These same comparables had parcels that ranged in size from 85,754 to 104,889 square feet. Their land assessments ranged from \$76,064 to \$78,851 or from \$.75 to \$.89 per square foot. The subject has a land assessment of \$79,848 or \$.69 per square foot. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 this appeal. The Board further finds a reduction in the subject's assessment is not warranted.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). After an analysis of the assessment data, the Board finds the appellant has not met this burden.

With respect to the land, the record contains land assessments on six comparables. The comparables had land assessments that ranged from \$.47 to \$.89 per square foot. The subject has a land assessment of \$.69 per square foot, which is within the range established by the comparables. The board of review also provided evidence disclosing the method used to assess the subject parcel was being uniformly employed in the subject's neighborhood by applying a market value of \$2.50 per square foot for the first 87,120 square feet and \$.25 per square foot for the land area that exceeded 87,120 square feet.

With respect to the improvements, the Board finds the comparables submitted by the appellant were 12 to 16 years older than the subject and comparables 1 and 2 differed significantly from the subject in size. As a result the appellant's comparables received less weight. The Board finds The board of review's comparables were most similar to the subject in age and size and received most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$57.35 to \$60.94 per square foot of living area. The subject's improvement assessment of \$56.56 per square foot of living area is below this range. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is equitable and a reduction in the subject's assessment is not warranted.

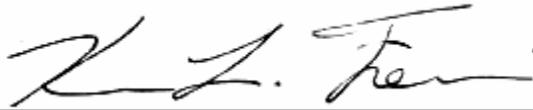
The Board finds the appellant also argued the subject's market value is negatively impacted by the proposed extension of Illinois Route 53 and the property located west of the subject property. The Board gives this aspect of the appellant's argument no weight. The appellant did not provide any market data demonstrating the subject's market value was excessive in light of these external factors.

In conclusion the Property Tax Appeal Board finds the subject's assessment is correct and a reduction 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: October 31, 2008



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.