



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

APPELLANT: Michael & Anna LeVert  
DOCKET NO.: 09-01328.001-R-3  
PARCEL NO.: 12-28-206-004

The parties of record before the Property Tax Appeal Board are Michael & Anna LeVert, the appellants; and the Lake County Board of Review.

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:** \$231,048  
**IMPR:** \$412,865  
**TOTAL:** \$643,913

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is a 27,722 square foot lot improved with a 1¾-story dwelling of masonry construction. The main dwelling contains 3,978 square feet of living area and with an additional 455 square feet of living area above the coach house/garage for a combined total of 4,433 square feet of living area. The dwelling is 7 years old. Features of the home include a full, partially finished basement, central air conditioning, 2 fireplaces and a multi-car garage. The subject is in Lake Forest, Shields Township, Lake County.

The appellants' appeal is based on overvaluation. In support of the overvaluation argument, the appellants submitted a grid analysis and property information sheets on four comparable properties described as 2 or 2¼-story frame, masonry or stucco dwellings that range in age from 4 to 109 years old. The comparable dwellings range in size from 2,901 to 9,218 square feet of living area and are on lots ranging in size from 9,100 to 188,122 square feet of land area. Features include full basements, either unfinished or partially finished, and 2, 3, 6 or 7 fireplaces. Two comparables have central air conditioning and multi-car garages. The comparables are located between .84 miles and 1.65 miles from the subject. They had sold between February 2009 and December 2009 for prices ranging from \$1,200,000 to \$2,037,500, or from \$212.30 to \$413.65 per square

foot of living area including land. Based on this evidence, the appellants requested that the subject's total assessment be reduced to \$330,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$643,913 was disclosed. The subject's assessment reflects a market value of \$1,959,565 or \$442.04 per square foot of living area, land included, using the 2009 three-year median level of assessments for property in Lake County of 32.86% as determined by the Illinois Department of Revenue, and using 4,433 square feet of living area. In support of their estimate of market value, the board of review submitted a grid analysis, MLS listings and a map of four comparable properties which sold between May 2008 and August 2008. These comparables range in size from 4,002 to 5,058 square feet of living area and are on lots ranging in size from 9,515 to 44,431 square feet of land area. The comparables are located between .78 and 1.6 miles from the subject. They are 1¾ or 2-story dwellings of frame, masonry or stucco construction. The comparables range in age from 6 to 31 years old. Features include full, partially finished basements, 2, 3, 4 or 5 fireplaces, central air conditioning and multi-car garages. The sale prices for these comparables range from \$1,550,000 to \$2,340,000 or from \$387.30 to \$571.29 per square foot of living area including land. 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 Property Tax Appeal 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 must be proven 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). Proof of market value may consist of an appraisal of the subject property, a recent sale of the subject property or comparable sales. (86 Ill.Admin.Code 1910.65(c)). After an analysis of the evidence in the record, the Board finds a reduction in the subject's assessment is not warranted.

All four comparables submitted by the appellants differed significantly in size from the subject and comparables #1 and #2 were much older than the subject. Therefore, these four comparables received less weight in the Board's analysis. The Board finds the board of review's comparables were most similar to the subject in location, age, style, features, and size. These comparables were therefore given the most weight in the Board's analysis. The sale prices of these four comparables range from \$1,550,000 to \$2,340,000 or from \$387.30 to \$571.29 per square foot of living area including land. The subject's assessment

reflects a market value of \$1,959,565 or \$442.04 per square foot of living area including land, which is within the range established by the four most similar comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the appellants have not proven through a preponderance of the evidence that the subject property is overvalued and a reduction in the subject's assessment is not warranted.

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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*J. R.*

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: March 23, 2012

*Allen Castrovillari*

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.