



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

APPELLANT: Todd Gillis
DOCKET NO.: 09-04025.001-R-1
PARCEL NO.: 15-14-407-004

The parties of record before the Property Tax Appeal Board are Todd Gillis, the appellant 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: \$91,240
IMPR.: \$169,067
TOTAL: \$260,307

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame and masonry construction containing 3,391 square feet of living area. The dwelling is 24 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace, 2.5 bathrooms and a two-car garage containing 500 square feet.

The appellant's appeal is based on overvaluation. The appellant submitted sales information on three comparable properties described as two-story frame and masonry dwellings that range in age from 23 to 29 years old. The comparable dwellings range in size from 2,860 to 3,069 square feet of living area. Features include central air conditioning, fireplaces, 2.5 to 3.5 baths, basements, and garages. The properties sold from May 2007 to September 2008 for prices ranging from \$610,000 to \$669,000 or from \$213.29 to \$217.99 per square foot of living area, including land. The appellant adjusted the comparables for differences when compared to the subject in date of sale, land area, size, age, basement, finished basement area, baths, and garages. The resulting adjusted sales prices ranged from \$604,883 to \$688,582 or \$208.22 to \$224.37 per square foot of living area, including land. Based upon the average of the adjusted sales prices, the appellant estimated the subject had a fair market value of \$639,940 or \$188.72 per square foot of living area. 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" wherein the subject's final assessment was disclosed. The board of review presented descriptions and sales information on four comparable properties consisting of two-story frame and masonry dwellings that range in age from 25 to 31 years old. The dwellings range in size from 2,944 to 3,723 square feet of living area. Features include 2.5 to 3.5 baths, fireplaces, basements, central air conditioning and garages. These properties sold from May 2008 to August 2009 for prices ranging from \$720,000 to \$959,500 or from \$239.12 to \$264.73 per square foot of living area. The subject's current assessment reflects an opinion of market value of \$792,170 or \$233.61 per square foot of living area including land, when applying the 2009 three year average median level of assessments for Lake County of 32.86%. Based on the sales data 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 overvaluation as the basis of the appeal. 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.App3d 1038 (3rd Dist.2002). After an analysis of the assessment data, the Board finds the appellant has not met this burden.

The Board finds the parties to the appeal submitted a total of seven comparable sales, all of which have degrees of similarity to the subject but require adjustments. The sales ranged in price per square foot from \$213.29 to \$264.73. The subject's assessment reflects a market value of \$233.61 per square foot. The comparables submitted by the appellant were all smaller than the subject by approximately 10% to 15%. The appellant's own analysis indicated substantial upward adjustments for size and amenities to all three comparables. The board of review's comparables were more similar to the subject in size, however, three of the four had significant amounts of finished basement and an extra fireplace. Two of the comparables were six years older than the subject. The most similar was board of review comparable #3 which sold for \$257.72 per square foot of living area. This sale would have downward adjustments for size and an extra fireplace. Considering the differences in the properties, the Board has concluded the subject's value would be greater than appellant's best comparable which sold for \$669,000 or \$217.99 per square foot and the board of review's comparable which sold for \$959,500 or \$257.72. The subject's assessment reflects an estimated market value of \$972,170 or \$233.61 per square foot which falls within the range established by the most similar

comparable sales in the record. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's indication of market value is correct 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: October 19, 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.