



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

APPELLANT: Paul Steuer  
DOCKET NO.: 09-04026.001-R-1  
PARCEL NO.: 14-10-101-005

The parties of record before the Property Tax Appeal Board are Paul Steuer, 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: \$43,457  
IMPR: \$98,162  
TOTAL: \$141,619**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame construction containing 2,268 square feet of living area. The dwelling is 21 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces, 3 bathrooms and a two-car garage containing 621 square feet.

The appellant's appeal is based on overvaluation. The appellant submitted sales information on three comparable properties described as two-story frame dwellings that range in age from 14 to 22 years old. The comparable dwellings range in size from 2,176 to 2,878 square feet of living area. Features include central air conditioning, fireplaces, 2.5 baths, basements, and garages. The properties sold from February 2007 to April 2009 for prices ranging from \$350,000 to \$502,500 or from \$121.61 to \$230.93 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 area, baths, and garages. The resulting adjusted sales prices ranged from \$185,970 to \$466,394 or \$64.62 to \$214.34 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 \$365,387 or \$161.11 per square foot of living area. The appellant also submitted a multiple listing and history for the subject property indicating the subject was listed for sale from June through October 2009 for asking prices

ranging from \$439,900 down to \$399,900. The appellant believed since the property did not sell at its lowest asking price, it could not be worth the \$399,900. 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 dwellings that range in age from 20 to 22 years old. The dwellings range in size from 2,224 to 2,616 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 July 2009 for prices ranging from \$425,000 to \$610,000 or from \$180.47 to \$234.25 per square foot of living area. The subject's current assessment reflects an opinion of market value of \$430,977 or \$190.03 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%. The board of review also submitted property record cards, multiple listings, and Real Estate Transfer Declarations for the comparables. The board noted that the multiple listing for Appellant's comparable #3, which sold for significantly less than the other properties, indicated on the listing that the property was being sold in "as is condition" and needed tender loving care. 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 (3<sup>rd</sup> 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, including one comparable which both parties utilized. All of the comparables have a degree of similarity to the subject but require adjustments. The sales ranged in price per square foot from \$121.61 to \$234.25. The subject's assessment reflects a market value of \$190.03 per square foot. The Board places less weight on Appellant's comparable #3 which was sold in "as is condition". The Board finds that this would call into question the condition of the property and its comparability to the subject when compared to the subject's condition. The Board finds the remaining five comparable sales are similar when compared to the subject in age, size, and garages. Four of the five, including the remaining two from the appellant, sold for prices over \$219.23 per square foot,

and board of review comparable #4 sold for \$180.47 per square foot. Total sales prices ranged from \$425,000 to \$610,000. Three of the comparables would require negative adjustments for finished basement and two for extra baths. Considering the differences in the properties, the Board has concluded the subject's value would be toward the lower end of sales range but greater than the lowest selling comparable. The subject's assessment reflects an estimated market value of \$430,977 or \$190.03 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.

*Donald 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.