



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

APPELLANT: Gene Eich
DOCKET NO.: 10-02412.001-R-1
PARCEL NO.: 11-28-211-010

The parties of record before the Property Tax Appeal Board are Gene Eich, 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: \$34,898
IMPR: \$95,843
TOTAL: \$130,741

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is an owner occupied residence located in Libertyville Township, Lake County, Illinois.

The appellant appeared before the Property Tax Appeal Board contending the market value of the subject property is not accurately reflected in its assessed valuation. In support of this argument, the appellant submitted a comparable sale analysis listing three comparables, but only one of the comparables have sold. Comparable #2 sold in June 2010 for \$320,000 or \$149.32 per square foot of living area.

Based on the comparable sale, the appellant requested the subject's assessment be reduced to \$106,650.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$130,741. The board of review asserted the subject property was an owner occupied dwelling that was the subject matter of an appeal before the Property Tax Appeal Board for the 2009 tax year under Docket Number 09-00768.001-R-1. In that appeal the Property Tax Appeal Board issued a decision reducing the subject's assessment to

\$131,610 based on an agreement by the parties. The board of review further explained that Libertyville Township's general assessment period began in 2007 and runs through tax year 2010. For assessment year 2010 a township equalization factor of .9934 was applied. The board of review explained that the assessment for the 2010 tax year was calculated by applying the 2010 equalization factor to the Property Tax Appeal Board's prior 2009 decision, in accordance with section 16-185 of the Property Tax Code (35 ILCS 200/16-185). The board of review requested confirmation of the subject's assessment.¹

After hearing the testimony 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 that no reduction is warranted. This finding is pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185).

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review. (35 ILCS 200/16-185)

The Board further finds that the subject property was the subject matter of an appeal for the 2009 tax year in which the Property Tax Appeal Board issued a decision reducing the subject's assessment to \$131,610. The record further disclosed the subject property is an owner occupied dwelling and the 2009 and 2010 tax years are in the same general assessment period. The record also disclosed that an equalization factor of .9934 was applied in Libertyville Township in 2010. Furthermore, the decision of the Property Tax Appeal Board for the 2009 tax year was not reversed or modified upon review and there was no evidence the property sold establishing a different fair cash value. Applying section 16-185 of the Property Tax Code would result in an assessment of \$130,741. The Board finds the Lake County Board of Review followed the procedure as set forth by Section 16-185 of the Property Tax Code in determining the subject's assessment for the 2010 tax year and that a reduction in the subject's assessment is not warranted.

¹ An offer to stipulate to a reduced assessment was made by the board of review. The appellant declined the offer.

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: July 19, 2013

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.