



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

APPELLANT: Ciaran & Mary O'Sullivan
DOCKET NO.: 12-01478.001-R-1
PARCEL NO.: 16-36-419-010

The parties of record before the Property Tax Appeal Board are Ciaran & Mary O'Sullivan, the appellants, by attorney Terrence J. Griffin, of Eugene L. Griffin & Associates, Ltd. in Chicago; 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: \$74,313
IMPR: \$179,328
TOTAL: \$253,641

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2012 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story dwelling of brick and frame exterior construction with 3,805 square feet of living area. The dwelling was constructed in 1940 with an addition in 2008. Features of the home include a partial basement with 70% finished area, central air conditioning, two fireplaces and a

240 square foot attached garage.¹ The property has a 10,291 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal estimating the subject property had a market value of \$646,000 or \$169.78 per square foot of living area including land as of May 18, 2012.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$253,641. The subject's assessment reflects a market value of \$775,186 or \$203.73 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Lake County of 32.72% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located from .20 to 1.25 miles from the subject property.² The comparables have varying degrees of similarity when compared to the subject. The comparables have from 3,386 to 4,448 square feet of living area and sold from March 2012 to July 2013 for prices ranging from \$805,000 to \$854,500 or from \$192.11 to \$243.65 per square foot of living area including land.

The appellants submitted a brief in rebuttal arguing the board of review did not make any adjustments to their comparables for differences when compared to the subject property and the appellant's appraisal is the best evidence of value.

Conclusion of Law

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 of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellants did not meet this

¹ The appraisal discloses 70% finish in the basement, which is not indicated on the property record card submitted by the board of review.

² The board of review comparable sale #2 is the appraiser's comparable #4, which at the time of the appraisal was a listing.

burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the board of review comparable sales. The board of review comparable sales were similar to the subject in most aspects and sold for prices ranging from \$805,000 to \$854,500 or from \$192.11 to \$243.65 per square foot of living area, including land.³ The subject's assessment reflects a market value of \$775,186 or \$203.73 per square foot of living area, including land, which is within the range established by the best comparable sales in the record.

The Board finds the appellants' appraisal is not credible because the final value conclusion is below the range of the adjusted sales on a square foot basis. In addition, the final opinion of market value is considerably less although the subject's dwelling is larger than four of the five comparables.

Based on this evidence the Board finds a reduction in the subject's assessment is not justified.

³ The 2013 sale of board of review comparable #2 is included because it was included in the appellant's appraisal as a current listing.

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. F...

Member

Richard A. ...

Member

Mark ...

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: February 20, 2015

A. ...

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.