



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

APPELLANT: Michael Dressel
DOCKET NO.: 12-01853.001-R-1
PARCEL NO.: 16-08-215-010

The parties of record before the Property Tax Appeal Board are Michael Dressel, the appellant, by attorney Abby L. Strauss of Schiller Klein, PC, 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: \$80,163
IMPR: \$95,044
TOTAL: \$175,207

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 frame construction with 2,436 square feet of living area. The dwelling was constructed in 1984. Features of the home include a partial unfinished basement, central air conditioning, a

fireplace and a 483 square foot garage. The property is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$131,184 which would reflect a market value of approximately \$393,552 or \$161.56 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$175,207. The subject's assessment reflects a market value of \$535,474 or \$219.82 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.

The board of review reported that the subject property was purchased in February 2010 for \$600,000. Moreover, the subject property was exposed to the market prior to its sale and was transferred between unrelated parties constituting an arm's-length sale transaction. Copies of both the Multiple Listing Service data sheet and the PTAX-203 Illinois Real Estate Transfer Declaration were provided. The board of review also pointed out that the subject's estimated market value based on its assessment is substantially below the recent purchase price.

In further support of its contention of the correct assessment, the board of review also submitted information on three comparables sales where comparable #2 was the same property as appellant's comparable sale #3.

Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends 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 appellant did not meet this

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

The parties submitted a total of five comparable sales along with the February 2010 sale price of the subject property to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparable #1 as this dwelling differs in exterior construction and in having finished basement when compared to the subject dwelling.

The Board finds the best evidence of market value to be appellant's comparable sales along with board of review comparable sales #2 and #3 where there is one common property between the parties. These four most similar comparables sold for prices ranging from \$137.92 to \$239.50 per square foot of living area, including land. Additionally, the subject property was purchased in February 2010 for \$600,000 or \$246.31 per square foot of living area, including land. The subject's assessment reflects a market value of \$535,474 or \$219.82 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is not justified.

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. Crit

Chairman

K. L. Fan

Member

Richard A. Huff

Member

Mario M. Lino

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 18, 2014

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.