



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

APPELLANT: Mary Baer  
DOCKET NO.: 12-01867.001-R-1  
PARCEL NO.: 11-13-201-190

The parties of record before the Property Tax Appeal Board are Mary Baer, 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:** \$16,860  
**IMPR.:** \$38,135  
**TOTAL:** \$54,995

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 residential condominium unit of frame exterior construction with approximately 1,455 square feet of living area. The dwelling was constructed in 1992. Features of the home include a concrete slab foundation, central air conditioning, a fireplace and an attached two-car garage. The property is located in North Chicago, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal prepared for a refinance transaction. The appraiser prepared both the sales comparison, analyzing three sales and two listings, and income approaches to value in estimating the subject property had a market value of \$147,000 as of January 3, 2012. Based on this evidence, the appellant requested an assessment reduction to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$54,995. The subject's assessment reflects a market value of \$168,078 or \$115.52 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.

As to the appellant's appraisal, the board of review contended that two of the sales were foreclosures which sold "as is" and one of the sales is a different model.

In support of its contention of the correct assessment the board of review submitted information on four comparables sales. Based on this evidence and argument, 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 seven sales and two listings to support their respective estimates of market value. The Board has given little weight to appraisal sale #2 which is described in the comments as a one-story unit "which was given minimal weight" in the appraiser's final value conclusion. Given the number of sales, the Board has also given reduced weight to appraisal listings #4 and #5 which necessitated adjustments as they had

not yet sold. Based on the data in the record, the appraiser's value conclusion appears to be excessively low and therefore has been given little weight in the Board's analysis.

The remaining six sales submitted by both parties sold between February 2011 and November 2012 for prices ranging from \$165,000 to \$202,000 or from \$113.40 to \$149.63 per square foot of living area, including land. After making adjustments to the comparable sales for differences such as basement finish, the Board finds that the subject's assessment, which reflects a market value of \$168,078 or \$115.52 per square foot of living area, including land, is well within the range of these most similar sales, both in terms of overall value and on a per-square-foot basis. Thus, on this record, the Board finds that no reduction in the subject's assessment is 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.



Chairman



Member



Member



Member



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



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.