



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

APPELLANT: Joseph Altmann  
DOCKET NO.: 12-02955.001-R-1  
PARCEL NO.: 09-24-304-054

The parties of record before the Property Tax Appeal Board are Joseph Altmann, 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:** \$31,656  
**IMPR.:** \$169,657  
**TOTAL:** \$201,313

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 single-family dwelling of Dryvit stucco construction with 4,789 square feet of living area. The dwelling was constructed in 2008. Features of the home include a full basement with finished area, central air conditioning, a fireplace and an attached 843 square foot

garage. The property has a 7,899 square foot site on Bangs Lake and is located in Wauconda, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$645,000 as of January 2, 2011.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$201,313. The subject's assessment reflects a market value of \$615,260 or \$128.47 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 submitted a memorandum from Martin P. Paulson, Clerk of the Lake County Board of Review, along with additional data. Paulson asserted that the valuation of the appraisal was a year prior to the assessment date at issue of January 1, 2012. Moreover, he noted that the sales in the appraisal have substantial percentage adjustments on a gross basis and the sales in the report occurred in 2009 and 2010 rather than closer to the valuation date at issue. Therefore, the board of review did not believe that the appraisal was representative of the subject's estimated market value. In addition, the board of review noted that the appellant requested the same assessment as was issued by the board of review in this matter.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales in the immediate Wauconda market, two of which are also located on Bangs Lake, like the subject. The homes have varying degrees of similarity to the subject and range in size from 2,508 to 3,736 square feet of living area. These comparables sold between June 2012 and June 2013 for prices ranging from \$390,000 to \$510,000 or from \$104.39 to \$203.35 per square foot of living area, including land.

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 appellant submitted an appraisal with an estimated market value for the subject property of \$645,000 as of January 1, 2011. The subject's assessment reflects a market value of \$615,260 or \$128.47 per square foot of living area, including land, which is below the appraised value submitted by the appellant.

Under the burden of going forward, the contesting party must provide substantive, documentary evidence or legal argument sufficient to challenge the correctness of the assessment of the subject property. (86 Ill.Admin.Code §1910.63(b))

Based on the evidence presented by the appellant, the Property Tax Appeal Board finds a reduction in the subject's assessment is not warranted and an increase will not be issued as the Lake County Board of Review did not request an increase in the assessment to reflect the appraised value presented by the appellant.

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.

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Chairman

*K. L. Ferr*

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Member

*JR*

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Member

*Mark Albino*

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Member

*Jerry White*

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Acting 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: August 21, 2015

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*A. Portol*

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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.