

West Deerfield Township Assessor

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September 28, 2006

Lake County Board of Review
Lake County Courthouse
18 N. County St.
Waukegan, IL 60085

Re: Complaint #

The Illinois Property Tax Code requires all real estate to be assessed at 33 1/3% of its fair cash value. Additionally, the statutes provide that comparable properties should be assessed in a uniform manner. A mathematical exactitude is not required between comparable properties in order to comply with the uniformity criteria of the statutes. Illinois courts have ruled that a practical uniformity is the appropriate test.

We believe the exhibits in this brief will demonstrate that both criteria, market value and uniformity, have been met in the instant case.

The subject property is located in Deerfield, Illinois. The property is part of the Poet's Corner subdivision, and identified with Permanent Index Number 16-33-102-069. Briefly summarized, this is a one story home, brick veneer construction, containing a full unfinished basement, 1 full bath, 1 fireplace, and central air conditioning.

The Village of Deerfield is 25 miles north of the City of Chicago and is colloquially known as a north shore community. Housing is primarily owner occupied and the median home value is currently \$550,000. The municipality provides excellent services and the school system is nationally recognized for excellence.

Deerfield has access to an excellent transportation system which includes the Metra commuter line to Chicago, Amtrak, the nation's rail system and the United States interstate highway system via I-294 and U.S. Highway 41. A stable downtown business district and commercial office districts within the city limits all contribute to the economic viability of the community.

UNIFORMITY ARGUMENT

Data on a total of 4 comparable properties has been submitted for the Board's consideration. The unadjusted per square foot values as found on line 21 of the Residential Comparison Grid Sheet develop a range of value for the improvements from a low of \$45.65 per square foot, to a high of \$48.55 per square foot. The subject is currently assessed at \$46.00 per square foot which falls within the range established by the comparables.

The Property Tax Appeal Board (PTAB) in numerous cases, including PTAB Doc #88-3089-R-2 through 88-3109-R-2, has referred to and cited Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395, 169 N.E. 2d 769. In that discussion the Property Tax Appeal Board has included this excerpt from the court's decision;

“[T]he rule of uniformity...prohibits the taxation of one kind of property within the taxing district at one value while the same kind of property in the same district for taxation purposes is valued at either a grossly less value or a grossly higher value...The constitutional provision for uniformity does [not] call...for mathematical equality. The requirement is satisfied if the intent is evident to adjust the burden with a reasonable degree of uniformity and if such is the effect of the statute in its general operation. A practical uniformity, rather than an absolute one, is the test.”

We believe the data and analysis submitted herein and summarized above, satisfy the practical uniformity discussed above.

MARKET ARGUMENT

Sales information has been submitted on 4 similar properties located within a few blocks of the subject property. The sale price per square foot of floor area found on line 23 of the grid sheet develops a range of value from a low of \$125.25 per square foot, to a high of \$155.65 per square foot.

When applied to the subject's 1,500 square feet of living area, it develops an indicated range of value for the subject of \$187,875 to \$233,475. The assessment for tax year 2006 when converted to full market value, indicates a value of \$195,000, which is clearly within the range established by the comparables.

SUMMARY OF CAMA (Computer Assisted Mass Appraisal)

The assessed values established for residential properties in West Deerfield Township, Lake County, IL are determined using the computer assisted mass appraisal (CAMA) system.

CAMA expedites the annual equalization of real property in the township. It assists in accurately reflecting the year-to-year fluctuations of the market as it softens the fluctuations by analyzing three years of sales prior to the assessment date. This methodology of using three years of sales prior to the assessment date duplicates the equalization process approved by the Illinois Department of Revenue.

The cost approach to value is the cornerstone of the CAMA system. Usage of the cost approach enables assessment officials to develop uniform assessments. Developing adjustment factors from the market on a neighborhood-by-neighborhood basis enhances the system. This enhancement allows the user to more accurately reflect the behavior of market participants in the assessed values assigned to individual properties.

Simply stated, CAMA operates through the development of:

- A market based land valuation system stratified to recognize geographic and legal boundaries, to name a few.
- A system of costs applicable to real estate improvements derived from recognized sources of building costs data, augmented by data specific to West Deerfield Township.
- The use of comparable sales within each neighborhood further tests the cost schedules against market sales for individual locations or neighborhoods within the township.

LAND VALUATION METHODOLOGY

The subject property is being assessed using the per front foot method of land valuation. This valuation method multiplies the parcel's land size expressed in effective front feet by the appropriate rate. In order to make a valid uniformity analysis for land, reviewing agencies should ensure that all comparables are being valued using the same method of valuation.

SUMMARY

We believe that the analysis of all the comparables submitted support our contention that the subject property is correctly assessed, not only in terms of the market value of the property, but more importantly, it is assessed uniformly with similar properties. For these reasons, we ask the Board of Review to sustain the current assessment on this property.

Respectively submitted,

Steven W. Stanger, C.I.A.O.-S
Assessor