



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

APPELLANT: Mark Woirol
DOCKET NO.: 13-01132.001-R-1
PARCEL NO.: 10-21-202-040

The parties of record before the Property Tax Appeal Board are Mark Woirol, the appellant, by attorney Andrew J. Rukavina of The Tax Appeal Company, in Mundelein; 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: \$ 51,883
IMPR.: \$ 141,784
TOTAL: \$ 193,667

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 2013 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 brick dwelling with 3,716 square feet of living area that was built in 1997. The dwelling has a partially finished walkout basement, central air conditioning, two fireplaces and a 689 square foot attached

garage. The subject property has an 18,295 square foot site. The subject property is located in Freemont Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal of the subject property estimating a market value of \$540,000¹ as of January 1, 2013. The appraiser developed the sales comparison approach to value in arriving at the final opinion of value. The appraiser identified three suggested comparable sales that had varying degrees of similarity when compared to the subject. The comparables are located in close proximity to the subject. The comparables sold from August 2011 to March 2012 for prices ranging from \$515,000 to \$735,000 or from \$99.31 to \$177.41 per square foot of living area including land. After adjusting the comparables for differences to the subject, the appraiser concluded the subject property had a market value of \$540,000 or \$145.32 per square foot of living area including land. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final assessment of \$196,667 was disclosed. The subject's assessment reflects an estimated market value of \$591,658 or \$159.22 per square foot of living area including land when applying Lake County's 2013 three-year average median level of assessment of 33.24%. 86 Ill.Admin.Code §1910.50(c)(1).

In response to the appeal, the board of review argued appraisal comparable #3 sold "as is" and was a foreclosure sale. The board of review questioned the condition adjustments applied to comparables #1 and #2 due to a lack of evidentiary support. Furthermore, the board of review argued comparable sales #1 and #2 support the subject's assessed value.

In support of the subject's assessment, the board of review submitted four suggested comparable sales located in close proximity within the subject's subdivision. The comparables had varying degrees of similarity when compared to the subject. They sold from June 2012 to July 2013 for prices ranging from \$630,000 to \$720,000 or from \$160.58 to \$198.35 per square foot of living area including land. Based on this evidence, the

¹ Although the appraiser determined a market value of \$550,000 under the sales comparison approach to value, the appraiser somehow concluded a reconciled final value for the subject of \$540,000.

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.

The Board finds the best evidence of market value contained in this record are the comparable sales submitted by the board of review. These comparables are located in close proximity within the subject's subdivision and are more similar to the subject than the comparables submitted by the appellant in terms of location, land area, design, age, size and most features. They sold from June 2012 to July 2013 for prices ranging from \$630,000 to \$720,000 or from \$160.58 to \$198.35 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$591,658 or \$159.22 per square foot of living area including land, which is less than the most similar comparable sales contained in the record.

The Board gave less weight to the appraisal submitted by the appellant. Comparables #2 and #3 sold in 2011, which are dated and less reliable indicators of market value as of the subject's January 1, 2013 assessment date. The Board finds comparable #3 is considerably larger in dwelling size than the subject. Furthermore, this comparable sold "as is" through foreclosure and its sale price does not appear to mimic market conditions due to its overall low sale price in relation to all other comparable sales contained in this record. Finally, the Board finds the large adjustment amounts applied to the comparables for condition, dwelling size and finished basement area are suspect and are not supported by any credible market value evidence. All of these factors undermine the value conclusion as determined by the appellant's appraiser.

In conclusion, the Board finds the appellant failed to demonstrate the subject property was overvalued by a

preponderance of the evidence. Therefore, 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

Acting Member



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: November 20, 2015



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.