



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

APPELLANT: Francisco Hidrogo  
DOCKET NO.: 13-01490.001-R-1  
PARCEL NO.: 06-17-426-015

The parties of record before the Property Tax Appeal Board are Francisco Hidrogo, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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:** \$ 5,158  
**IMPR.:** \$34,842  
**TOTAL:** \$40,000

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 one-story frame dwelling that has 1,288 square feet of living area. The dwelling was constructed in 1989. Features include a partial finished basement, central air conditioning and a 440 square foot attached garage. The subject parcel has 5,656 square feet of

land area. The subject property is located in Avon 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 four comparable sales located from .14 to .64 of a mile from the subject property. The comparables had varying degrees of similarity when compared to the subject in land area, design, size, age, and features. The comparables sold from May to June of 2013 for prices ranging from \$60,000 to \$105,000 or from \$47.27 to \$76.70 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$45,979. The subject's assessment reflects an estimated market value of \$138,324 or \$107.40 per square foot of living area including land when applying the 2013 three-year average median level of assessment for Lake County of 33.24%. In support of the subject's assessment, the board of review submitted four comparable sales located from .75 to .93 of a mile from the subject property. The comparables had varying degrees of similarity when compared to the subject in land area, design, size, age, and features. The comparables sold from July 2011 to September 2013 for prices ranging from \$99,900 to \$119,600 or from \$94.70 to \$113.26 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

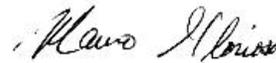
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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 met this burden of proof.

The record contains a total of eight comparable sales for the Board's consideration. All the comparables submitted by the board of review were somewhat older in age, smaller in size than

the subject and were also located a further distance from the subject than the comparables submitted by the appellant. Comparable 4 submitted by the board of review was considerably older in age and larger in size and comparable #1 was smaller in size when compared to the subject. Both parties' comparables sold for prices ranging from \$60,000 to \$119,600 or from \$47.27 to \$113.26 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$138,324 or \$107.40 per square foot of living area including land. The subject's estimated market value is higher than any of the comparables on an overall basis and seven of the eight comparables on a per square foot basis. After considering any necessary adjustments to the comparables for differences to the subject, the board finds the subject's assessed valuation is excessive. Therefore, a reduction in the subject's assessment is 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.

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Chairman



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Member

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Member



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Member

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Acting Member



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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: January 22, 2016



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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.