



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

APPELLANT: Richard Peck  
DOCKET NO.: 13-01604.001-R-1  
PARCEL NO.: 10-26-402-003

The parties of record before the Property Tax Appeal Board are Richard Peck, 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:** \$8,752  
**IMPR.:** \$37,613  
**TOTAL:** \$46,365

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 townhouse of frame construction with 1,468 square feet of living area. The dwelling was constructed in 1991. Features of the townhome include a concrete slab foundation, central air conditioning and an attached 268 square foot garage. The property has a 4,284 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within .22 of a mile of the subject property. The comparables consist of two-story frame dwellings that were built between 1988 and 1991. The dwellings each contain 1,468 square feet of living area. Each comparable has central air conditioning and one comparable has a fireplace. The properties also have a 268 square foot garage. The properties sold between August 2012 and April 2013 for prices ranging from \$83,000 to \$132,000 or from \$56.54 to \$90.26 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$41,995 which would reflect a market value of approximately \$126,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$46,365. The subject's assessment reflects a market value of \$139,486 or \$95.02 per square foot of living area, land included, when using the 2013 three year average median level of assessment for Lake County of 33.24% as determined by the Illinois Department of Revenue.

In a grid analysis, the board of review submitted data concerning four properties that were located within .31 of a mile from the subject. The comparables consist of two-story frame dwellings that were built between 1988 and 1994. The homes contain either 1,468 or 1,576 per square feet of living area. Each comparable has central air conditioning and two have a fireplace. Each of the comparables has garage of either 264 or 268 square feet of building area. These properties sold between July 2012 and May 2013 for prices ranging from \$145,000 to \$155,000 or from \$95.18 to \$98.77 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant provided Multiple Listing Service (MLS) data sheets for the board of review comparables. Based on the MLS documentation, the appellant contended that the board of review comparables have more bathrooms, fireplace(s), remodeling and/or updates and/or sold "well past the January 1, 2013 deadline." Based on these assertions, the appellant

contended that the appellant's comparables were most similar to the subject property.

### 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 a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #1 and #3 as these comparable dwellings are slightly larger and feature a fireplace making these properties different from the subject.

The Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparable sales #2 and #4. Both parties submitted several sales that occurred after the assessment date at issue of January 1, 2013 to reflect estimated market values as of the assessment date. The six most similar comparables to the subject property with varying degrees of similarity and sold between August 2012 and May 2013 for prices ranging from \$83,000 to \$145,000 or from \$56.54 to \$98.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$139,486 or \$95.02 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is not 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

*K. L. Fan*

*Mario Alvarez*

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Member

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Member

*JR*

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Member

\_\_\_\_\_  
Acting Member

*Robert Steffen*

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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: February 19, 2016

*A. Proctor*

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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.