



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

APPELLANT: John Barrett
DOCKET NO.: 14-00368.001-R-1
PARCEL NO.: 05-09-302-026

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

Based on the facts and exhibits presented in this matter, 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: \$40,397
IMPR.: \$21,103
TOTAL: \$61,500

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 2014 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 is improved with two residential rental dwellings. Each of the frame dwellings contain 720 square feet of living area. Dwelling #1 was constructed in 1916. Features include a crawl space foundation, central air conditioning and a 360 square foot detached garage. Dwelling #2 was constructed in 1923. Features include a crawl space foundation and central air conditioning. The subject parcel is also improved with four sheds that were not assessed. The subject property has a 12,554 square foot waterfront site. The subject property is located in Grant 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 \$140,000 as of January 1, 2014. The appraiser developed the sales comparison and income approaches to value in arriving at the final opinion of value. 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" wherein the subject property's final assessment of \$76,272 was disclosed. The subject's assessment reflects an estimated market value of \$228,908 when applying Lake County's 2014 three-year average median level of assessment of 33.32%. 86 Ill.Admin.Code §1910.50(c)(1).

In response to the appeal, the board of review submitted four comparable sales and a letter addressing the appeal. The comparables had varying degrees of similarity when compared to the subject and sold from August 2012 to December 2014 for prices ranging from \$134,000 to \$300,000. One comparable was also used by the appellant's appraiser.

The board of review noted some inconsistency regarding the valuation methodology employed by the appellant's appraiser. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under rebuttal, the appellant submitted a letter prepared by the appraiser addressing the appraisal methodology that was raised by the board of review.

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 appellant submitted an appraisal estimating the subject property had a market value of \$140,000 as of January 1, 2014. The board of review submitted four suggested comparables sales to support the subject's estimated market value as reflected by its assessment. They sold for prices ranging from \$134,000 to \$300,000. The subject's assessment reflects an estimated market value of \$228,908. The Board gave some weight to both parties' evidence and finds a 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

Member

DISSENTING: _____

CERTIFICATION

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: July 22, 2016



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.