



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

APPELLANT: Sarah Bruns
DOCKET NO.: 14-01255.001-R-1
PARCEL NO.: 08-16-328-010

The parties of record before the Property Tax Appeal Board are Sarah Bruns, the appellant, by attorney Herbert Holzman, of Tax Appeals Lake County in Lake Zurich; 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:	\$6,596
IMPR.:	\$29,733
TOTAL:	\$36,329

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 consists of a two-story four-unit apartment building of brick exterior construction with 4,688 square feet of building area. The building was constructed in 1960. The building includes a full unfinished basement. The property has a 10,821 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis of three comparable sales located within 1.41 miles of the subject property. The comparables are improved with two, 4-unit apartment buildings and one, 6-unit apartment building of brick exterior construction that contain 4,232 or 4,688 square feet of building area. The comparables were constructed in 1959 and 1964 and had sites ranging in size from 7,996 to 9,199 square feet of land area. The sales occurred in September 2012 and October

2013 for prices ranging from \$100,000 to \$120,000 or from \$21.33 to \$28.36 per square foot of building area, including land or from \$20,000 to \$27,250 per unit, including land.

Based on this evidence, the appellant requested a total assessment of \$36,329 which would reflect a market value of approximately \$108,998 or \$23.25 per square foot of building area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,809. The subject's assessment reflects a market value of \$131,480 or \$28.05 per square foot of building area, land included, or \$32,870 per unit, including land when using the 2014 three year average median level of assessment for Lake County of 33.32% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted a grid analysis of four comparable sales located in the same neighborhood, on the same block and within .09 of a mile of the subject property. Two comparables used by the board of review were also utilized by the appellant. The comparables are improved with 4-unit apartment buildings of brick exterior construction that each contain 4,688 square feet of building area. Two of the comparables have an 840 square foot garage. The comparables were constructed in 1959 and had sites ranging in size from 6,654 to 10,160 square feet of land area. The sales occurred between March 2010 and January 2015 for prices ranging from \$100,000 to \$160,000 or from \$21.33 to \$34.13 per square foot of building area, including land or from \$25,000 to \$40,000 per unit, including land.

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 and a reduction in the subject's assessment is warranted.

The parties submitted five comparable sales for the Board's consideration. The appellant's comparable sales #1 and #2 are the board of review comparable sales #3 and #4, respectively. The Board gave little weight to the board of review's comparable sale #1. This sale occurred in March 2010, which is less indicative of fair market value as of the subject's January 1, 2014 assessment date. The Board gave less weight to the board of review's comparable sale #2. This comparable sold in March 2015, which is less indicative of fair market value as of the subject's January 1, 2014 assessment date. The Board gave little weight to the appellant's comparable #3. This comparable is a 6-unit apartment building when compared to the subject's 4-unit apartment building.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2, which is the board of review comparable sales #3 and #4. These most similar comparables sold for prices of \$109,000 and \$100,000 or \$23.25 and \$21.33 per square foot of building area, including land or \$27,250 and \$25,000 per unit, including land. The subject's assessment reflects

a market value of \$131,480 or \$28.05 per square foot of building area, including land, or \$32,870 per unit, including land, which is above the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment commensurate to the appellant's request 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.



Chairman



Member



Member



Member



Acting 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: September 23, 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.