



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

APPELLANT: William Saunders
DOCKET NO.: 14-01927.001-R-1
PARCEL NO.: 14-20-303-011

The parties of record before the Property Tax Appeal Board are William Saunders, 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 **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: \$22,790
IMPR.: \$60,023
TOTAL: \$82,813

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 a one-story single family dwelling of frame construction with 1,603 square feet of living area. The dwelling was constructed in 1969. Features of the home include a full unfinished basement, central air conditioning, two fireplaces, a two car attached garage with 462 square feet of building area and a two-car detached garage with 480 square foot of building area. The property has a 32,289 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales improved with one-story dwellings that ranged in size from 1,326 to 1,750 square feet of living area. The dwellings were constructed from 1948 to 1968. Two comparables have basements, four comparables have central air conditioning and four comparables have garages ranging in size from 352 to 785 square feet of building area. The sales occurred from October 2012 to May 2014 for prices

ranging from \$85,625 to \$200,000 or from \$64.57 to \$119.05 per square foot of living area, including land. The appellant's analysis included adjustments to the comparables for differences from the subject to arrive at adjusted prices ranging from \$106,955 to \$242,889. Based on this evidence the appellant requested the subject's assessment be reduced to \$69,211 to reflect a market value of \$207,654.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$82,813. The subject's assessment reflects a market value of \$248,538 or \$155.05 per square foot of living area, land included, 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 information on four comparable sales improved with one-story dwellings of frame construction that ranged in size from 1,430 to 1,851 square feet of living area. The dwellings were built from 1951 to 1976. Two comparables have basements, three comparables have central air conditioning, three comparables each have one fireplace and each comparable has a garage ranging in size from 484 to 720 square feet of building area. The comparables sold from January 2013 to November 2014 for prices ranging from \$195,000 to \$320,000 or from \$126.96 to \$214.77 per square foot of living area, including land.

In rebuttal the board of review pointed out that appellant's sales #1, #2 and #3 were foreclosures sales; comparable sales #1, #2 and #4 have no basements¹; sale #2 backs to a shopping mall; comparables #3 and #5 back up to Rt. 22/Main Street, a well-traveled 4-lane thoroughfare; and comparable #3 sold in 2012 and resold after being remodeled in March 2015 for a price of \$204,500 or for \$154.22 per square foot of living area, including land.

In rebuttal the appellant submitted a grid analysis of all the comparables submitted by the parties.

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 information on nine comparable sales to support their respective positions. The Board gave less weight to appellant's sale #3 as the evidence indicated this property was bank owned, had no garage and had condition issues at the time of sale. The Board gave less weight to appellant's sale #4 as this property was significantly older than the subject property, had no basement and had no central air conditioning. The seven remaining sales had varying degrees of similarity to the subject property with the primary differences being four of the comparables have no basements, each comparable has smaller garage area, one comparable has

¹ The board of review incorrectly stated appellant's comparable #5 has no basement.

no central air conditioning, four comparables have no fireplaces and three comparables each have one fireplace while the subject property has two fireplaces. These most similar comparables sold for prices ranging from \$120,000 to \$320,000 or from \$82.59 to \$214.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$248,538 or \$155.05 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well justified considering its superior attributes with respect to these properties. 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.



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: October 21, 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.