



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

APPELLANT: Bruce Burch
DOCKET NO.: 15-01953.001-R-1
PARCEL NO.: 08-21-122-083

The parties of record before the Property Tax Appeal Board are Bruce Burch, the appellant, by attorney Gregory Riggs 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 **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: \$6,913
IMPR.: \$29,983
TOTAL: \$36,896

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 2015 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 bi-level apartment building of frame construction with 3,536 square feet of gross building area. The building was constructed in 1990. Features of the building include a finished lower level and four apartments. The property has a 10,502 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 information on three comparable sales improved with two-story multi-family buildings that ranged in size from 2,304 to 4,232 square feet of above grade living area. The buildings were constructed from 1901 to 1964. Each comparable had a basement or lower level with one being finished. The comparables have from 2 to 6 units. The sales occurred from October 2013 to November 2014 for prices ranging from \$55,000 to \$120,000 or from \$23.87 to

\$28.36 per square foot of above grade living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$29,330.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$36,896. The subject's assessment reflects a market value of \$111,200 or \$31.45 per square foot of gross building area or \$27,800 per apartment, land included, when using the 2015 three-year average median level of assessment for Lake County of 33.18% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales improved with one-story apartment buildings of brick construction that ranged in size from 2,314 to 2,600 square feet of building area. The buildings were constructed from 1955 to 1965. Each comparable has four apartments. The comparables sold from June 2013 to December 2015 for prices ranging from \$120,000 to \$146,500 or from \$51.85 to \$62.66 per square foot or from \$30,000 to \$36,625 per apartment.

In rebuttal the board of review asserted that appellant's comparables #2 and #3 are significantly older than the subject property. It also asserted that comparable #2 is a duplex and comparable #3 was sold "as is."

The board of review submitted copies of the Multiple Listing Service (MLS) listing sheets for each comparable submitted by the parties.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains nine comparable sales submitted by the parties in support of their respective positions. The Board gives less weight to appellant's comparables #2 and #3 as these buildings were significantly older than the subject building. The seven remaining comparables provided by the parties differed from the subject in style but were improved with apartment buildings that had 4 or 6 units. These properties sold from June 2013 to March 2015 for prices ranging from \$120,000 to \$146,500 or from \$28.36 to \$62.66 per square foot of building area or from \$20,000 to \$36,625 per unit. The subject's assessment reflects a market value of \$111,200 or \$31.45 per square foot of gross building area or \$27,800 per apartment, including land, which is below the overall price range but within the range on a square foot basis and a per apartment basis. 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



Acting 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: June 23, 2017



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.