



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

APPELLANT: Caterina Savino
DOCKET NO.: 15-02153.001-R-1
PARCEL NO.: 16-15-207-028

The parties of record before the Property Tax Appeal Board are Caterina Savino, the appellant, by attorney Mark E. Dapier, Attorney at Law in Lake Forest; 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: \$28,328
IMPR.: \$49,643
TOTAL: \$77,971

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 two-story duplex dwelling of brick construction containing 2,664 total square feet of living area in both apartments. It was constructed in 1923. The dwelling features a partial unfinished basement and a garage containing 216 square feet of building area. The property has a 6,616 square foot site and is located in Highwood, Moraine Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant completed Section IV - Recent Sale Data of the appeal and submitted a sales contract disclosing the subject property was purchased on March 20, 2015 for a price of \$200,000 or \$75.08 per square foot of living area, including land. The appellant also submitted a PTAX-203 Illinois Real Estate Transfer Declaration disclosing the subject was purchased in January 2015 and the sale was not advertised. The appellant confirmed the subject was not advertised, and that the

broker initiated the sale with the seller/investor. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$77,971. The subject's assessment reflects a market value of \$234,994 or \$88.21 per square foot of living area, 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 four comparable sales of 2-story frame or stucco dwellings containing two or three apartment units. These comparables were built between 1923 and 1940 and range in size from 2,240 to 3,120 square feet of living area. They sold from November 2013 through December 2015 for prices ranging from \$207,700 to \$315,000 or from \$86.25 to \$112.39 per square foot of living area land included. Based on this evidence and argument, 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 appellant provided evidence that the subject property sold through a realtor on or about March 20, 2015 for a price of \$200,000 or \$75.08 per square foot of living area, including land. The appellant stated the subject was not advertised, and the PTAX-203 Illinois Real Estate Transfer Declaration submitted by the appellant confirmed this. The Board finds the appellant did not provide sufficient evidence that the sale had elements of an arm's length transaction as it was not advertised on the open market. Therefore, the Board gives the subject's sale little weight. The Board finds the best evidence of market value in the record to be board of review comparables #2 and #4. These comparables were most similar to the subject in location, style, number of units, age, dwelling size and most features. These comparable sold in April and December 2015 for \$254,000 and \$246,000 or for \$112.39 and 109.82 per square foot of living area including land, respectively. The subject's assessment reflects a market value of \$234,994 or \$88.21 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record and further demonstrates the sale price is not indicative of market value. Less weight was given to board of review sales #1 and #3 based on dwelling size, sale date and/or features. Based on this record 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



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 21, 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.