



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

APPELLANT: William Petlak
DOCKET NO.: 15-02314.001-R-1
PARCEL NO.: 05-22-404-025

The parties of record before the Property Tax Appeal Board are William Petlak, 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: \$3,832
IMPR.: \$20,310
TOTAL: \$24,142

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 2-story frame townhouse containing 1,144 square feet of living area. The dwelling was constructed in 2004. Features of the home include a full, unfinished basement and central air conditioning. The site contains 1,542 square feet of land area and is located in Volo, Grant 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 properties. They are described as 2-story frame townhomes containing 1,144 square feet of living area. They range in age from 11 to 13 years old and feature full, unfinished basements and central air conditioning. The sites each contain 1,542 square feet of land area and are located between .09 and .14 of a mile from the subject. The comparables sold between March 2012 and September 2013 for prices ranging from \$53,000 to \$68,900 or from \$46.33 to \$60.23 per square feet of living area including land.

Based on this evidence, the appellant requested the total assessment be reduced to \$19,655 or a market value of approximately \$58,971 or \$51.55 per square foot of living area including land at the statutory level of assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,142. The subject's assessment reflects a market value of \$72,761 or \$63.60 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.

With respect to the appellant's evidence, the board of review submitted a copy of the appellant's grid analysis and indicated that appellant's comparable #1 was resold in July 2015 for \$105,000 or \$91.78 per square feet of living area including land, and appellant's comparable #2 was resold in May 2016 for \$107,000 or \$93.53 per square feet of living area including land.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales. They are described as 2-story townhouses each containing 1,144 square feet of living area. The comparables are frame construction built between 2003 and 2006. The sites are each 1,542 square feet of land area in size and are located from .09 to .14 of a mile of the subject. These comparables sold between November 2014 and December 2015 for prices ranging from \$105,000 to \$112,900 or from \$91.78 to \$98.69 per square feet of building area including land. Board of review comparable #1 is the same property as appellant's comparable #1 but the board of review used a more recent sale.

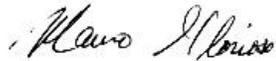
Based on this evidence, the board of review requested confirmation of the subject's assessment.

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.

Less weight was given to the appellant's comparables as the sales were somewhat dated, having occurred in 2012 and 2013. The Board finds the best evidence of market value to be the board of review comparables. These comparables were very similar to the subject in location, size, style, exterior construction, age and features. They sold proximate in time to the subject's assessment date of January 1, 2015 for prices ranging from \$105,000 to \$112,900 or from \$91.78 to \$98.69 per square foot of living area, including land. The subject's assessment reflects a market value of \$72,761 or \$63.60 per square foot of living area, including land, which is well below the range established by the best comparable sales in this record, both on a total market value basis as well as a per square foot basis. This assessment is also supported by the more recent sales of appellant's comparables #1 and #2 for \$91.78 and \$93.53 per square feet of living area including land. 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



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: February 20, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

William Petlak
21251 Beechwood Court
Mudelein, IL 60060

COUNTY

Lake County Board of Review
18 North County Street
7th Floor
Waukegan, IL 60085