



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

APPELLANT: Rosa Fonseca
DOCKET NO.: 15-02630.001-R-1
PARCEL NO.: 07-24-401-006

The parties of record before the Property Tax Appeal Board are Rosa Fonseca, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC 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: \$7,029
IMPR.: \$63,638
TOTAL: \$70,667

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 1.5-story dwelling of wood exterior construction with 1,747 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 672 square foot attached garage. The property has a 9,750 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of the overvaluation argument, the appellant submitted six comparable sales located from .38 of a mile to 4.18 miles from the subject property. The comparables consist of 1.5-story or 2-story dwellings that were built from 1977 to 1989. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 1,494 to 1,890 square feet of living area and with five reported as being situated on sites that contain from 9,372 to 12,240 square

feet of land area. The comparables sold from August 2012 to December 2014 for prices ranging from \$151,900 to \$203,500 or from \$83.23 to \$127.19 per square foot of living area including land. Based on this evidence, the appellant requested the total assessment be reduced to \$61,721 which would reflect a market value of approximately \$185,163.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$70,667. The subject's assessment reflects an estimated market value of \$212,981 or \$121.91 per square foot of living area including land when applying Lake County's 2015 three-year average median level of assessment of 33.18% as determined by the Illinois Department of Revenue. 86 Ill.Admin.Code §1910.50(c)(1).

In support of the subject's assessment, the board of review submitted information on three comparable sales located within .51 of a mile from the subject property. The comparables consist of 1.5-story dwellings that were built from 1941 to 1987. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 1,291 to 2,912 square feet of living area and are situated on sites that contain from 7,680 to 13,600 square feet of land area. The comparables sold from September 2013 to May 2014 for prices ranging from \$159,000 to \$334,900 or from \$106.46 to \$135.92 per square foot of living area including land. The board of review submission also included property record cards for the subject and its three comparable sales. 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.

The parties submitted nine suggested sales for the Board's consideration. The Board gave less weight to the appellant's comparable #2 and the board of review's comparable #1 due to their 2012 or 2013 sale dates, which is less proximate in time to the January 1, 2015 assessment date. The Board also gave less weight to the appellant's comparables #4 and #6 due to their distant location when compared to the subject property. Furthermore, the Board gave less weight to the board of review's comparable #3 due to its older age and lack of a basement when compared to the subject property.

The Board finds the best evidence of market value in the record to be the appellant's comparables #1, #3 and #5 and the board of review's comparable #2. These comparables sold more proximate in time to the January 1, 2015 assessment date and were similar to the subject in location, age, dwelling size and other features. These properties sold from February 2014 to December 2014 for prices ranging from \$169,000 to \$334,900 or from \$94.98 to \$135.92 per square foot of living area including land. The subject's assessment reflects a market value of \$212,981 or \$121.91 per square foot of living area, including land, which falls within the range established

by the best comparables in this record. Based on this evidence the Board finds the subject is not overvalued and a reduction in the 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: August 18, 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.