



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

APPELLANT: Martin Zaragoza
DOCKET NO.: 15-02992.001-R-1
PARCEL NO.: 08-28-321-021

The parties of record before the Property Tax Appeal Board are Martin Zaragoza, 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: \$5,153
IMPR.: \$10,179
TOTAL: \$15,332

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 is improved with a two-story dwelling of frame construction with an aluminum siding exterior containing 1,932 square feet of living area.¹ The building was constructed in 1920. Features of the improvement include a full unfinished basement and a detached garage with 420 square feet of building area. The property has a 10,987 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 nine comparable sales described as being improved with two-story dwellings that ranged in size from 1,848 to 2,218 square feet of living area. The buildings were constructed from 1901 to 1925. Each comparable has an unfinished basement, three comparables have detached garages and one comparable has a carport. These properties sold from October 2013 to November 2015 for prices ranging from \$356 to \$32,000 or from \$.17 to

¹ The board of review described the subject property as being a two-story duplex.

\$15.75 per square foot of living area, including land. The appellant also disclosed the subject property was purchased in September 2013 for a price of \$38,000 or \$19.67 per square foot of living area, including land. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$6,000, which would reflect a market value of approximately \$18,000 or \$9.32 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" and evidence disclosing the total assessment for the subject was \$15,372. The subject's assessment reflects a market value of \$46,329 or \$23.98 per square foot of living area, including land, when using the 2015 three-year 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 described as being improved with two-story duplexes that ranged in size from 1,816 to 2,186 square feet of living area. Each comparable has a basement and two comparables have garages. These properties sold from February 2013 to October 2015 for prices ranging from \$50,000 to \$63,079 or from \$25.16 to \$30.77 per square foot of living area, including land. The board of review also noted the subject property was purchased out of foreclosure in September 2013 for a price of \$38,000 or \$19.67 per square foot of living area, including land.

The board of review also submitted a grid analysis and copies of the property record cards associated with appellant's comparables #1 through #6. Each of these comparables was described as being a two-story duplex.

The board of review requested the subject's assessment be confirmed.

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 thirteen comparable sales to support their respective positions. The comparables had varying degrees of similarity to the subject property. The Board gives little weight to appellant's sale #2 as the purchase price of this property of \$356 is an extreme outlier in comparison to the other sales in the record. There was no explanation as to why the purchase price was so low for property; nevertheless, the Board finds that this transaction is not representative of typical sales in the marketplace. The remaining comparables sold for prices ranging from \$10,000 to \$63,079 or from \$4.51 to \$30.77 per square foot of living area. The subject's assessment reflects a market value of \$46,329 or \$23.98 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board further finds the fact the subject property was purchased out of foreclosure in September 2013 for a price of \$38,000, undermines the appellant's request for an assessment reduction to \$6,000 and tends to support the subject's assessment as of January 1, 2015. 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.