



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

APPELLANT: Norma E. Giron  
DOCKET NO.: 15-03737.001-R-1  
PARCEL NO.: 04-32-206-007

The parties of record before the Property Tax Appeal Board are Norma E. Giron, 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:** \$ 8,227  
**IMPR.:** \$28,855  
**TOTAL:** \$37,082

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 tri-level dwelling of wood siding exterior construction that has 1,096 square feet of living area. The dwelling was constructed in 1977. The home features a full finished basement lower level and a 480 square foot attached garage. The subject has a 16,100 square foot site. The subject property is located in Benton Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation and assessment inequity as the bases of the appeal. In support of these arguments, the appellant submitted six comparables located from 1.01 to 3.47 miles from the subject. None of the comparables are located in the same neighborhood or neighborhood number as the subject. The comparables consist of tri-level dwellings of brick, aluminum or wood siding exterior construction that were built from 1977 to 1986. The comparables have full finished lower levels, one comparable has central air conditioning, two comparables have a fireplace and five comparables have a garage that contain from 252 to 528 square feet of building area. The

dwellings range in size from 1,026 to 1,248 square feet of living area and are situated on sites that contain from 5,878 to 14,388 square feet of land area. The comparables sold from January 2012 to May 2015 for prices ranging from \$46,000 to \$90,000 or from \$39.93 to \$78.95 per square foot of living area including land. The comparables have improvement assessments ranging from \$21,047 to \$27,108 or from \$17.52 to \$23.53 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$37,082. The subject's assessment reflects an estimated market value of \$111,760 or \$101.97 per square foot of living area including land area when applying Lake County's 2015 three-year average median level of assessment of 33.18%. The subject has an improvement assessment of \$28,855 or \$26.33 per square of living area.

In support of the subject's assessment, the board of review submitted three comparables located from .52 to 1.02 miles from the subject. The comparables consist of tri-level dwellings of wood siding exterior construction that were built from 1975 to 1987. The comparables have full finished lower levels, two comparables have central air conditioning, three comparables have a fireplace and three comparables have a garage that contain from 528 to 837 square feet of building area. The dwellings range in size from 1,092 to 1,152 square feet of living area and are situated on sites that contain from 4,438 to 16,100 square feet of land area. The comparables sold from July 2014 to December 2015 for prices ranging from \$119,900 to \$158,000 or from \$107.05 to \$144.69 per square foot of living area including land. The comparables have improvement assessments ranging from \$28,551 to \$36,549 or from \$25.49 to \$31.73 per square foot of living area. 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 as a basis of the appeal. 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.

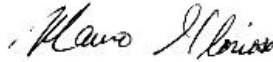
The parties submitted nine comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant. None of the comparables are located in the same neighborhood or neighborhood number as the subject and five comparables are located from 1.50 to 3.47 miles from the subject. Additionally, comparables #1, #2 and #3 sold in 2012 or 2013, which are dated and less indicative of market value as of the subject's January 1, 2015 assessment date. The Board gave less weight to comparable #4 submitted by the board of review due to its newer age when compared to the subject. The Board finds the remaining three comparables submitted by the board of review are more similar when compared to the subject in location, land area, design, age, dwelling size and features. They sold from January to December of 2015 for prices ranging from \$119,900 to \$158,000 or from \$107.05 to \$144.69 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$111,760 or \$101.97 per square foot of living area including land, which falls below the range

established by the most similar comparable sales contained in the record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no reduction in the subject's assessment is warranted.

The taxpayer also argued assessment inequity as an alternative basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant failed to meet this burden of proof.

The record contains nine assessment comparables for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant due to their distant location, different neighborhood name and different neighborhood number when compared to the subject. The Board gave less weight to comparable #4 submitted by the board of review due to its newer age when compared to the subject. The Board finds the remaining three comparables submitted by the board of review are more similar when compared to the subject in location, design, age, dwelling size and features. They have improvement assessments ranging from \$28,551 to \$30,800 or from \$25.49 to \$28.21 per square foot of living area. The subject property has an improvement assessment of \$28,855 or \$26.33 per square foot of living area, which falls within the range established by the most similar assessment comparables contained in the record. After considering adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Therefore, no reduction in the subject's assessment is warranted.

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:

October 20, 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 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

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