



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

APPELLANT: Ana Maria Raymond  
DOCKET NO.: 15-04094.001-R-1  
PARCEL NO.: 08-21-113-023

The parties of record before the Property Tax Appeal Board are Ana Maria Raymond, the appellant, by attorney Jessica Hill-Magiera, in Lake Zurich; 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:** \$3,226  
**IMPR.:** \$16,994  
**TOTAL:** \$20,220

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 dwelling containing 1,508 square feet of living area. The dwelling and was constructed in 1901 and features an unfinished basement and a 216 square foot garage. The property has a 4,357 square foot site and is located in Waukegan, Waukegan 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 PTAX-203 Illinois Real Estate Transfer Declaration disclosing the subject property was purchased on October 28, 2014 for a price of \$4,000 or \$2.65 per square foot of living area, including land. The subject was purchased from the owner of record in a portfolio sale, the sale was handled by a realtor and the sale was not between family or related corporations. The appellant disclosed that the property was advertised through the Multiple Listing Service (MLS) and submitted an MLS Listing Sheet

indicating the subject was placed on the market October 3, 2014, originally listed for \$29,900, was on the market 26 days and was reduced in price during that time to \$5,000. 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 \$20,220. The subject's assessment reflects a market value of \$60,940 or \$40.41 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 states the subject was sold in one quit claim transaction in a portfolio sale along with seven other properties to an investor group. The board of review also provided evidence that the subject had HVAC, electrical and furnace repairs made and a bathroom and sprinklers replaced.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales. The comparables had features with varying degrees of similarity when compared to the subject. These comparables sold between July 2013 and May 2015 for prices ranging from \$57,545 to \$103,500 or from \$40.99 to \$64.93 per square foot of living area land included.

In rebuttal, the appellant's counsel states the board of review does not dispute the recent sale of the property nor does it provide any evidence that the recent sale was not valid.

### **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 in a portfolio sale on October 28, 2014 for a price of \$4,000 or \$2.65 per square foot of living area, including land. The Board gave less weight to the portfolio sale since a portfolio sale may reflect a discounted sale price. The Board also gave less weight to board of review comparables #4 and #6 based on a dated sale from 2013 and/or smaller dwelling size. The Board finds the best evidence of market value are board of review comparables #1, #2, #3 and #5. These comparables sold for prices ranging from \$69,888 to \$103,500 or from \$43.54 to \$64.93 per square foot of living area land included. The subject's assessment reflects a market value of \$60,940 or \$40.41 per square foot of living area, land included, which is below these comparables on both a total market value basis as well as a per square foot basis. Therefore, no reduction in the subject's assessment based on overvaluation 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: 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

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