



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

APPELLANT: Katherine Lovelady
DOCKET NO.: 15-04127.001-R-1
PARCEL NO.: 06-19-302-027

The parties of record before the Property Tax Appeal Board are Katherine Lovelady, 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: \$2,666
IMPR.: \$29,094
TOTAL: \$31,760

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-story¹ frame dwelling constructed in 2003 on a slab/crawl-space foundation. It contains 1,832 square feet of living area with 96 square feet on the first floor and 1,736 square feet of living area on the second floor. Features of the home include central air conditioning, a fireplace and a 400 square foot garage. No information was reported regarding site size. The subject is located in Round Lake, Avon 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 properties². They are described as one or

¹ Both parties grid analyses refer to the subject as a one-story dwelling. The property record card submitted by the board of review describes the dwelling as one-story, but shows 96 square feet of living area on the first floor and 1,736 square feet of living area on the second floor. This is consistent with the appellant's grid analysis. No photographic evidence was submitted by either party. The schematic refers to the 1,736 square foot area as "upper".

² Appellant's comparables #10, #11 and #12 are duplicates of comparables #4, #5 and #6.

two-story frame dwellings ranging in size from 1,472 to 1,750 square feet of living area built between 2001 and 2007. They feature central air conditioning and garages. Four comparables feature basements, three with finished area. Site size was only provided for one comparable. The comparables are located from .04 of a mile to 3.41 miles from the subject. They sold between February and November 2013 for prices ranging from \$61,799 to \$85,000 or from \$36.44 to \$50.88 per square foot of living area including land.

Based on this evidence, the appellant requested the total assessment be reduced to \$25,498 or a market value of approximately \$76,500 or \$41.76 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 \$31,760. The subject's assessment reflects a market value of \$95,720 or \$52.25 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.

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 frame dwellings containing either 1,668 or 1,696 square feet of living area. They feature central air conditioning and garages. Three have unfinished basements and two have fireplaces. The comparables were built in 2003. No information was provided regarding site sizes. The comparables are located from .10 to .19 of a mile of the subject. These comparables sold between August 2013 and November 2015 for prices ranging from \$105,100 to \$139,000 or from \$61.97 to \$81.96 per square foot of living area including land.

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

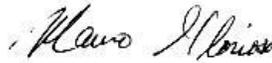
Conclusion of Law

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 Board gave no weight to appellant's comparables #10, #11 and #12 since these were duplicates of appellant's comparables #4, #5 and #6. The Board gave less weight to board of review comparables #1, #2 and #3 based on their basements as compared to the subject's crawl-space/slab foundation. Less weight was also given to board of review comparable #3 and all of the appellant's comparables based on their sale dates in 2013, not proximate in time to the subject's assessment date of January 1, 2015. The Board finds board of review comparable #4 was most similar to the subject in location, dwelling size, exterior construction age and features. It sold in November 2015, 11 months after the subject's assessment date, for \$110,000 or for \$65.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$95,720 or \$52.25 per square foot of living area, including land, which is below this

most similar comparable sale on both a total market value basis as well as a per square foot basis. The Board recognizes one sale does not make a market. Therefore, the Board also finds the subject's assessment is supported by appellant's comparable #5 which is very similar to the subject and on the same street as the subject. It sold in November 2013, 14 months prior to the subject's assessment date, for \$79,900 or \$47.11 per square foot of living area. Based on this evidence the Board finds a reduction in the subject's assessment based on overvaluation 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

Katherine Lovelady
1244 West Black Wolf Road
Round Lake, IL 60073

COUNTY

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