



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

APPELLANT: Waveland Prop.
DOCKET NO.: 16-02255.001-R-1
PARCEL NO.: 08-28-225-005

The parties of record before the Property Tax Appeal Board are Waveland Prop., the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County 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:	\$4,989
IMPR.:	\$8,862
TOTAL:	\$13,851

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 2016 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 single-family dwelling of frame construction built in 1910. The home contains 1,360 square feet of living area. Features of the home include a full unfinished basement. The dwelling is situated on a 7,538-square foot lot and located in Waukegan, Waukegan Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales. The comparables are one and one-half or two-story dwellings of frame exterior construction built in 1920 and 1930. The homes range in size 1,344 to 1,472 square feet of living area. All of the comparables are located in the same neighborhood as the subject and situated on sites ranging in size from 3,260 to 4,835-square feet. Each of the homes has a full unfinished basement. One comparable has a 520-square foot garage.

The comparables sold between September 2014 and May 2016 for \$30,000 and \$34,900 or from \$21.01 to \$23.71 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reflecting a market value of approximately \$35,178 or \$25.87 per square foot of living area, land included based on the 2016 three-year median level of assessment for Lake County.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$13,851. The subject's assessment reflects a market value of \$41,770 or \$30.71 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Lake County of 33.16% 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. The comparables are one, one and one-half, or two-story single-family dwellings of frame exterior construction built between 1900 and 1930. The homes contain from 1,206 to 1,428 square feet of living area. The comparables are located in the same neighborhood as the subject and situated on sites ranging in size from 3,313 to 6,621-square feet. Each of the comparables has an unfinished basement. One comparable has a 528-square foot garage. The comparables sold between September 2014 and March 2017 for prices ranging from \$48,250 to \$57,000 or from \$33.79 to \$42.63 per square foot of living area, including land.

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 presented sales prices for seven suggested comparable properties for the Board's consideration. The appellant's comparables #1 and #3 received reduced by the Board as both of these comparables are one and one-half story structures, dissimilar to the subject. Also, comparable #1's September 2014 sale date is not proximate to the subject's January 2016 assessment date. The board of review's comparables #2, #3 and #4 received reduced by the Board as each of these comparables is a one-story or one and one-half story dwelling, inferior to the subject. Further, comparable #2's March 2017 sale date is subsequent to the subject's January 2016 assessment date. The Board finds the best evidence of market value to be appellant's comparable #2 and the board of review's comparable #1 as they are most similar to the subject in location, design, and exterior construction. These comparables sold in February and September 2015 for \$30,000 and \$50,000 or \$22.32 and \$36.87 per square foot of living area, including land. The subject's assessment reflects a market value of \$41,770 or \$30.71 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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: July 17, 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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