



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

APPELLANT: Waveland Properties
DOCKET NO.: 16-02279.001-R-1
PARCEL NO.: 08-28-305-025

The parties of record before the Property Tax Appeal Board are Waveland Properties, 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: \$4,401
IMPR.: \$12,145
TOTAL: \$16,546

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The subject property is improved with a two-story single-family dwelling of frame exterior construction with wood siding built in 1920. The dwelling contains 1,540 square feet of living area. Features of the home include a full unfinished basement and a 360-square foot detached garage. The dwelling is situated on a 6,137-square foot site 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 located from 0.05 to 0.41 of a mile from the subject. All of the comparables have the same neighborhood code as the subject and are situated on sites ranging in size from 4,655 to 8,169 square feet of land area. The comparables are two-story single-family dwellings of frame exterior construction with wood or aluminum siding built from 1915 to 1925. The dwellings contain 1,550 to 1,584 square feet of living area. Features of the comparables include a full unfinished basement and one comparable has a 726-square foot detached garage. The comparables sold in February and August 2015 for prices ranging from \$31,000 to \$39,000 or from \$19.95 to \$25.16 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reflecting a market value of approximately \$41,994 or \$27.27 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 \$16,546. The subject's assessment reflects a market value of \$49,897 or \$32.40 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 six comparable sales located from 0.092 to 0.678 of a mile from the subject. The comparables all have the same neighborhood code as the subject and are situated on sites ranging in size from 4,823 to 7,658 square feet of land area. The dwellings are one and one-half or two-story single-family dwellings of frame or brick exterior construction built from 1901 to 1948. The homes contain from 1,400 to 1,628 square feet of living area. Each of the comparables has an unfinished basement and three of the comparables have a detached garage of 400 or 540 square feet of building area. The comparables sold from March 2014 to September 2015 for prices ranging from \$48,127 to \$65,000 or from \$32.74 to \$45.14 per square foot of living area, including land. The board of review also submitted a Last Posted Uniformity Report in support of its contention that the property was equitably assessed.¹ Based on the foregoing 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 parties presented sales data for nine suggested comparable properties for the Board's consideration. The board of review's comparables #1, #2, #3 and #5 received reduced weight by the Board as each of these comparables is of one and one-half story design, dissimilar to the subject's two-story design. Further, comparables #1 and #3 sold in 2014 which is less indicative of fair market value as of the subject's January 1, 2016 assessment date and comparables #2 and #5 were built in the 1940's and are of newer construction when compared to the subject. The Board finds the best evidence of market value to be the appellant's comparables and the board of review's comparables #4 and #6 as these dwellings are most similar to the subject in location, design, dwelling size, foundation type, and most features. These comparables sold from February to September 2015 for prices ranging from \$31,000 to \$65,000 or from \$19.95 to \$39.93 per square foot of living area, including land. The subject's assessment reflects a market value of approximately \$49,897 or \$32.40 per square foot of living area, including land. After considering adjustments and some differences in the comparables' features when compared to the subject, the Board finds that the subject's assessment is supported and a reduction is not justified.

¹ This report was given little weight since the basis of the appeal was not assessment inequity.

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: August 21, 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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