



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

APPELLANT: Mike Cosman  
DOCKET NO.: 16-02289.001-R-1  
PARCEL NO.: 08-16-321-004

The parties of record before the Property Tax Appeal Board are Mike Cosman, 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:** \$4,588  
**IMPR.:** \$16,087  
**TOTAL:** \$20,675

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 one-story single-family dwelling of frame exterior construction. The dwelling was built in 1956 and contains 952 square feet of living area. Section III of the property description states that the home has a full unfinished basement but the grid analysis and board of review's information do not show that the property has a basement. The dwelling is 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 within 0.34 of a mile of the subject. The comparables are one-story single-family dwellings of frame exterior construction built from 1950 to 1958. One comparable has a full unfinished basement and an 864-square foot detached garage. The comparables sold from August 2014 to August 2015 for prices ranging from \$35,000 to \$58,000 or from \$40.51 to \$67.13 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment of \$18,331 reflecting a market value of approximately \$54,993 or \$57.77 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 \$20,675. The subject's assessment reflects a market value of \$62,349 or \$65.49 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 five comparable sales located within 0.923 of a mile of the subject. The dwellings are one-story single-family dwellings of frame exterior construction built between 1953 and 1956 and ranging in size from 837 to 960 square feet of living area. Two of the comparables have central air-conditioning and three of the comparables have a detached garage ranging in size from 280 to 400-square feet of building area. The comparables sold from September 2013 to May 2015 for prices ranging from \$63,000 to \$75,000 or from \$65.63 to \$80.65 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.<sup>1</sup> 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 eight suggested comparable properties for the Board's consideration. Appellant's comparables #1 and #3 received reduced weight by the Board due to their smaller dwelling areas when compared to the subject. Further, comparable #1 has a garage, dissimilar to the subject. The board of review comparables #1, #2 and #4 received reduced weight by the Board as comparables #1 and #2 have smaller dwelling areas when compared to the subject; also, comparable #1 has a garage and central air conditioning, dissimilar to the subject. Board of review comparable #4 has a garage, dissimilar to the subject, and its 2013 sale is dated and thus less indicative of market value as of the subject's January 1, 2016 assessment date.

The Board finds the best evidence of market value to be the appellant's comparable #2 and board of review comparables #3 and #5 as these dwellings are most similar to the subject in location, design, dwelling size, foundation type, and most features. These comparables sold from April 2014 to August 2015 for prices ranging from \$40,000 to \$75,000 or from \$43.96 to \$78.13 per

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

square foot of living area, including land. The Board finds that board of review comparables #3 and #5 are nearly identical to the subject in almost every aspect and have the highest sales prices in the range, selling for \$63,000 and \$75,000, respectively. The subject's assessment reflects a market value of approximately \$62,349 or \$65.49 per square foot of living area, including land, which falls within the range established by the three most similar comparables in the record and is well-supported by board of review comparables #3 and #5. Based on the record, the Board finds that the subject's assessment is supported and a reduction 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: 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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