



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

APPELLANT: PCM LLC
DOCKET NO.: 16-02304.001-R-1
PARCEL NO.: 08-28-416-037

The parties of record before the Property Tax Appeal Board are PCM LLC, the appellant, by Kenneth R. Welker, Attorney at Law in Lake Forest; 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: \$3,268
IMPR.: \$13,484
TOTAL: \$16,752

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 consists of a 1.5-story dwelling of brick exterior construction with 1,315 square feet of living area. The dwelling was constructed in 1950. Features of the home include an unfinished basement and a 400 square foot garage. The property has a 5,386 square foot site and is located in Waukegan, Waukegan 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 sales located between .49 of a mile and 3.74 miles from the subject property. The comparables were described as containing 1-story, 1.5-story, 2-story or 2.1-story dwellings of wood siding, aluminum siding, asbestos siding or brick exterior construction that were built from 1901 to 1949. The dwellings range in size from 948 to 2,444 square feet of living area. Seven comparables each feature an unfinished basement, one comparable has central air conditioning and five comparables each have a garage ranging in size from 216 to 550 square feet of building area. The comparables have sites ranging in size from

2,503 to 79,540 square feet of land area. The comparables sold from July 2014 to March 2017 for prices ranging from \$15,000 to \$32,500 or from \$9.82 to \$25.53 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$16,752. The subject's assessment reflects a market value of \$50,519 or \$38.42 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 response to the appeal, the board of review submitted a grid analysis critiquing the appellant's comparables.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same neighborhood code as the subject as assigned by the township assessor and within .64 of a mile of the subject property. The comparables consist of a 2-story dwelling¹ and three, 1.5- story dwellings of wood siding, stucco or brick exterior construction built from 1930 to 1965. The dwellings range in size from 1,237 to 1,728 square feet of living area. The comparables each have an unfinished basement. The comparables have sites ranging in size from 2,144 to 13,056 square feet of land area. The comparables sold from April 2014 to October 2016 for prices ranging from \$57,500 to \$103,000 or from \$43.35 to \$83.27 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 no reduction in the subject's assessment is warranted.

The parties submitted 13 suggested comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject, due to significant differences in land area, location, age and/or dwelling size. The Board gave less weight to the appellant's comparables for several reasons. The appellant's comparables #1, #3 and #6 are less proximate in location to the subject being 2.48 to 3.74 miles away; the appellant's comparables #3, #4 and #7 sold less proximate in time to the January 1, 2016 assessment date; the appellant's comparables #2, #5, #7 and #8 are significantly older in age than the subject; and the appellant's comparables #8 and #9 have significantly larger dwelling sizes when compared to the subject. The Board also gave reduced weight to board of review comparable #3 for its dissimilar duplex design when compared to the subject's single-family design. The Board finds

¹ The property record card submitted by the board of review depicts board of review comparable #3 as being one-half of a 2-story duplex.

board of review comparable #2 sold less proximate in time to the lien date at issue and thus less likely to be indicative of the subject's market value as of the January 1, 2016 assessment date.

The Board finds the best evidence of market value to be comparable sales #1 and #4 submitted by the board of review. Despite that comparable #1 is larger in size, comparable #4 is older in age and both comparables lack a garage unlike the subject, these homes are similar in location, land area and design. These two comparables also sold more proximate in time to the January 1, 2016 assessment date. They sold in either August or October 2016 for prices of \$84,900 and \$103,000 or \$49.13 and \$83.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$50,519 or \$38.42 per square foot of living area, including land, which is supported by the best comparable sales in this record. After considering adjustments to the comparable sales for dwelling size, age and differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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: November 19, 2019



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

PCM LLC, by attorney:
Kenneth R. Welker
Attorney at Law
55 Mayflower Road
Lake Forest, IL 60045

COUNTY

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