



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

APPELLANT: PCM LLC  
DOCKET NO.: 16-02306.001-R-1  
PARCEL NO.: 08-16-123-014

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:** \$7,681  
**IMPR.:** \$21,593  
**TOTAL:** \$29,274

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 2-story dwelling of wood siding exterior construction with 2,038 square feet of living area. The dwelling was constructed in 1925. Features of the home include a full unfinished basement and a fireplace. The property has an 8,355 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 seven comparable sales located between .43 of a mile and 2.11 miles from the subject property. The comparables were described as containing 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 1900 to 1945. The dwellings range in size from 1,824 to 2,932 square feet of living area. The comparables each feature an unfinished basement, one comparable has central air conditioning and three comparables each have a garage ranging in size from 360 to 1,180 square feet of building area. The comparables have sites ranging in size

from 5,275 to 25,750 square feet of land area. The comparables sold from December 2015 to June 2017 for prices ranging from \$52,600 to \$65,000 or from \$19.44 to \$32.18 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 \$29,274. The subject's assessment reflects a market value of \$88,281 or \$43.32 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 memorandum critiquing the evidence submitted by the appellant. The board of review also submitted copies of the property record cards and Multiple Listing Service (MLS) listing sheets for six of the appellant's comparable sales.

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 and within .43 of a mile of the subject property. The comparables consist of one, 1.5-story dwelling and three, 2-story dwellings of wood siding or brick exterior construction built that were from 1925 to 1930. The dwellings range in size from 1,968 to 2,134 square feet of living area. The comparables each have an unfinished basement, a fireplace and a garage ranging in size from 380 to 400 square feet of building area. In addition, two comparables have central air conditioning. The comparables have sites ranging in size from 5,611 to 7,200 square feet of land area. The comparables sold from May 2015 to June 2016 for prices ranging from \$100,000 to \$142,000 or from \$50.81 to \$70.75 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 11 suggested comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables for several reasons. The appellant's comparables #1, #2 and #3 are less proximate in location to the subject being 1.41 to 2.11 miles away; the MLS listing sheet submitted by the board of review for the appellant's comparable #4 reported the sale requires court approval, which calls into question the arm's-length nature of the sale; the appellant's comparables #5 and #6 sold less proximate in time to the January 1, 2016 assessment date; and the appellant's comparables #5, #6 and #7 have significantly larger dwelling sizes when compared to the subject. The Board also gave reduced weight to board of review comparables #1 and #2 that have superior central air conditioning features unlike the subject.

The Board finds the best evidence of market value to be comparable sales #3 and #4 submitted by the board of review. Despite that both comparables feature a garage unlike the subject, these homes are similar to the subject in location, dwelling size, design and age. These two comparables also sold more proximate in time to the lien date at issue having sold in either May or November 2015 for prices of \$100,000 and \$106,000 or \$50.81 and \$52.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$88,281 or \$43.32 per square foot of living area, including land, which is below the best sales in the record and furthermore supported by the best comparable sales given the subject's lack of a garage. 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.

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Chairman



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Member



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Member



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Member



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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



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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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COUNTY

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Lake County Courthouse  
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