



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

APPELLANT: Ruiz Rodolfo  
DOCKET NO.: 16-02394.001-R-1  
PARCEL NO.: 06-36-105-118

The parties of record before the Property Tax Appeal Board are Ruiz Rodolfo, 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:** \$17,036  
**IMPR.:** \$68,475  
**TOTAL:** \$85,511

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 two-story dwelling of vinyl siding exterior construction with 2,266 square feet of living area. The dwelling was constructed in 1997. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 460 square foot garage. The property has a 7,460 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within the same neighborhood number and subdivision as the subject. The comparables are described as two-story dwellings of vinyl siding exterior construction with either 2,266 or 2,411 square feet of living area and are situated on sites ranging in size from 7,540 to 11,303 square feet of land area. The dwellings were constructed in 1997. The comparables have basements, with two having finished area.

Each comparable has central air conditioning, a fireplace and a garage with either 392 or 460 square feet of building area. The comparables sold from February 2014 to March 2015 for prices ranging from \$244,000 to \$259,000 or from \$101.20 to \$114.30 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$85,511. The subject's assessment reflects a market value of \$257,874 or \$113.80 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 the subject's assessment, the board of review submitted information on four comparable sales located within .09 of a mile of the subject property and within the same neighborhood code as the subject property. Two of these comparables were also submitted by the appellant. The comparables are described as two-story dwellings of vinyl siding exterior construction ranging in size from 2,004 to 2,266 square feet of living area and are situated on sites ranging in size from 7,540 to 11,303 square feet of land area. The dwellings were constructed in 1997. The comparables have basements, with two having finished area. Features of each comparable include central air conditioning, a fireplace and a garage ranging in size from 400 to 460 square feet of building area. The comparables sold from March 2014 to July 2016 for prices ranging from \$250,000 to \$263,000 or from \$110.33 to \$127.25 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **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 Board finds the parties submitted five comparable sales for consideration which includes the parties' two common comparables. The Board gave reduced weight to the parties' common comparable (appellant's #1 and board of review #2) along with the appellant's comparable #3 because they sold at least 21 months prior to the January 1, 2016 assessment date and are less likely to be reflective of the subject's market value.

The Board finds the best evidence of market value for the subject property to be the parties' remaining common comparable along with board of review comparables #1 and #4. These three comparables sold proximate in time to the January 1, 2016 assessment date and are similar to the subject in location, dwelling size, design, age and features. The comparables sold from March 2015 to July 2016 for prices ranging from \$250,000 to \$263,000 or from \$110.33 to \$127.25 per square foot of living area, including land. The subject's assessment reflects a market value of \$257,874 or \$113.80 square foot of living area, including land which falls within the range

established by the best comparable sales in the record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported.

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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