



## FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Jon Floyd  
DOCKET NO.: 16-02406.001-R-1  
PARCEL NO.: 06-27-401-030

The parties of record before the Property Tax Appeal Board are Jon Floyd, 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 **a reduction** 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:

<b>LAND:</b>	\$16,606
<b>IMPR.:</b>	\$17,694
<b>TOTAL:</b>	\$34,300

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 dwelling of frame construction with 962 square feet of living area. The dwelling was constructed in 1956. Features of the home include a crawl space foundation, central air conditioning, and a one-car attached garage with 286 square feet of building area. The property has a 9,583 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 four comparable sales improved with one-story dwellings of frame construction that range in size from 836 to 1,024 square feet of living area. The dwellings were built from 1948 to 1963. None of the comparables have a basement or central air conditioning. One comparable has a fireplace and each comparable has an attached or detached garage ranging in size from 264 to 500 square feet of building area. Each comparable is located

in the same assessment neighborhood as the subject with sites ranging in size from 8,276 to 14,375 square foot of land area. The sales occurred from April 2015 to July 2016 for prices ranging from \$87,500 to \$107,500 or from \$92.77 to \$110.65 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$33,663.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,693. The subject's assessment reflects a market value of \$116,686 or \$121.29 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 nine comparable sales improved with eight one-story dwellings and a tri-level dwelling ranging in size from 864 to 1,091 square feet of above grade living area. The dwellings were built from 1946 to 1968. Each comparable has a basement or lower level with six having finished area. Eight comparables have central air conditioning, one comparable has a fireplace and each comparable has an attached or detached garage ranging in size from 294 to 484 square feet of building area. Each comparable has the same assessment neighborhood code as the subject property with sites ranging in size from 7,841 to 18,730 square feet of land area. The sales occurred from June 2013 to May 2016 for prices ranging from \$116,500 to \$187,500 or from \$106.78 to \$214.00 per square foot of living area, land included. The board of review requested the assessment be sustained.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the comparable sales submitted by the appellant. These homes were most similar to the subject in foundation as none have a basement, which is like the subject's crawl space foundation. These comparables were slightly inferior to the subject in that none have central air conditioning as does the subject property. These most similar comparables sold for prices ranging from \$87,500 to \$107,500 or from \$92.77 to \$110.65 per square foot of living area, including land. The subject's assessment reflects a market value of \$116,686 or \$121.29 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Less weight was given to the board of review comparables due to the fact each has a basement or lower level with six having finished area, differences in style and/or date of sale not being proximate in time to the assessment date. Based on this evidence the Board finds a reduction in the subject's 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: \_\_\_\_\_

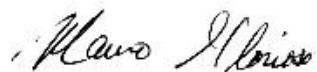
C E R T I F I C A T I O N

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:

October 15, 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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**APPELLANT**

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**COUNTY**

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