



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

APPELLANT: Alix Eugene
DOCKET NO.: 16-02826.001-R-1
PARCEL NO.: 06-36-105-012

The parties of record before the Property Tax Appeal Board are Alix Eugene, the appellant; 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: \$20,547
IMPR.: \$65,921
TOTAL: \$86,468

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 one-story dwelling of vinyl siding construction with 1,855 square feet of living area. The dwelling was constructed in 2002. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 713 square foot garage. The property has a 12,527 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. One comparable is located on same street and block as the subject and three comparables are located from .62 of a mile to 2.04 miles from the subject. The comparables are described as one-story dwellings of vinyl siding or vinyl siding and face brick exterior construction ranging in size from 1,706 to 2,030 square feet of living area. The dwellings were built from 1988 to 1994. The comparables have full or partial unfinished basements, central air conditioning, one fireplace and garages ranging in size from

396 to 876 square feet of building area. The properties are situated on sites ranging in size from 6,610 to 14,346 square feet of land area. The comparables sold from October 2011 to November 2015 for prices ranging from \$160,000 to \$217,000 or from \$90.70 to \$121.92 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 \$86,468. The subject's assessment reflects a market value of \$260,760 or \$140.57 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 .97 of a mile of the subject. The comparables are described as two-story dwellings of wood or vinyl siding exterior construction ranging in size from 1,767 to 1,896 square feet of living area. The dwellings were constructed from 2000 to 2003. Each comparable has a full basement, with one having finished area. Features of each comparable include central air conditioning and a garage with either 420 or 484 square feet of building area. One comparable has a fireplace. The properties are situated on sites ranging in size from 7,405 to 13,503 square feet of land area. The comparables sold from May 2015 to March 2016 for prices ranging from \$255,000 to \$272,000 or from \$136.63 to \$147.14 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 eight comparable sales for consideration, none of which are truly similar to the subject. Nevertheless, the Board gave less weight to the appellant's comparables which are older dwellings when compared to the subject. In addition, comparables #1, #3 and #4 have dated sales from October 2011 to December 2013 which are less likely to be reflective of market value as of the subject's January 1, 2016 assessment date. Lastly, comparable #2 was located over 2 miles from the subject property.

The Board gives more weight to the board of review comparables. Although these comparables are dissimilar in design, they sold more proximate in time to the subject's January 1, 2016 assessment date and are more similar to the subject in age, dwelling size and features. However, all have smaller basements and garages. These comparables sold from May 2015 to March 2016 for prices ranging from \$255,000 to \$272,000 or from \$136.63 to \$147.14 per square foot of living area, including land. The subject's assessment reflects a market value of \$260,760 or \$140.57 per square foot of living area, including land, which falls within the range established by

the best comparable sales in the record. After considering the necessary adjustments to the comparables for differences such as design, basement area and garage size when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's assessment 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



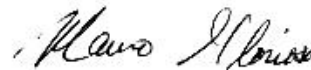
Member

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: 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

Alix Eugene
433 Kerry Way
Grayslake, IL 60030

COUNTY

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