



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

APPELLANT: CND Property Management III LLC  
DOCKET NO.: 16-02889.001-R-1  
PARCEL NO.: 07-30-208-024

The parties of record before the Property Tax Appeal Board are CND Property Management III LLC, the appellant, by attorney Michael R. Davies, of the Law Offices of Michael R. Davies, Ltd. in Oak Lawn; 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:** \$8,600  
**IMPR.:** \$54,174  
**TOTAL:** \$62,774

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 tri-level dwelling of frame construction with 1,328 square feet of living area. The dwelling was constructed in 1998. Features of the home include a partial basement with 274 square feet of finished area, central air conditioning and a 576 square-foot detached garage. The property has a 5,750 square-foot site and is located in Grayslake, Warren Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation claim, the appellant submitted limited descriptive information for 17 comparable sales.<sup>1</sup> The properties have from 1,307 to 13,419 square feet of land area and were reported as being located from 0.03 to 0.52 of a mile from the

---

<sup>1</sup> The Board requested the appellant to complete the grid analysis in Section V of the appeal petition. The appellant failed to comply with the Board's request.

subject. The comparables were reported to consist of one or two-story dwellings that were built from 1926 to 1995. The comparables were reported to have three or four bedrooms and one or two bathrooms. The appellant failed to disclose the comparables' exterior construction, foundation type or features such as central air conditioning, fireplaces or garages. The dwellings were reported to range in size from 1,240 to 1,838 square feet of living area. The comparables sold from February 2013 to August 2015 for prices ranging from \$86,000 to \$185,000 or from \$100.65 to \$130.04 per square foot of living area, land included. 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 \$62,774. The subject's assessment reflects an estimated market value of \$189,306 or \$142.55 per square foot of living area, land included, when applying the 2016 three-year average median level of assessment for Lake County of 33.16%.

The board of review presented two grid analyses with information on six comparable sales. One of the grid sheets was prepared by the board of review, and the other was prepared by the Warren Township Assessor. Three of the six sales have the same neighborhood code as the subject. The properties have from 5,750 to 9,372 square feet of land area and were reported as being located from 0.019 to 0.781 of a mile from the subject. The comparables are improved with three split-level and three tri-level dwellings of frame construction. The dwellings were constructed from 1983 to 2005 and have from 988 to 1,164 square feet of living area. Each comparable has a finished lower level; three comparables also have areas with a crawl-space foundation; and one of the comparables also has a partial unfinished basement. The comparables have central air conditioning and garages that range in size from 400 to 624 square feet of building area. Two comparables have a fireplace. As a group, the six comparables sold from March 2015 to December 2016 for prices ranging from \$155,000 to \$190,000 or from \$146.23 to \$177.13 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

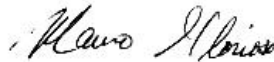
### **Conclusion of Law**

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 a reduction in the subject's assessment is not warranted.

The parties presented sale prices for 23 comparable properties. The Board gave less weight to the 17 comparables submitted by the appellant for a variety of reasons. The appellant's comparables were described as being one or two-story dwellings that differed from the subject's tri-level design. Fourteen of the appellant's comparables (#2 through #4, #6 through #11, and #13 through #17) sold in 2013 or 2014 and were considered to be dated in relation to the January 1, 2016 assessment date. Finally, seven of the appellant's comparables (#1 through #4, #7, #10 and #12) were significantly older than the subject.

The Board finds the best evidence of market value in the record to be the six comparables presented by the board of review. The Board finds these properties were very similar to the subject in location, age and living area and they sold more proximate to the January 1, 2016 assessment date. These comparables sold from March 2015 to December 2016 for prices ranging from \$155,000 to \$190,000 or from \$146.23 to \$177.13 per square foot of living area, land included. The subject's assessment reflects a market value of \$189,306 or \$142.55 per square foot of living area, land included, which falls below the range established by the best comparable sales in this record. Based on this record, the Board finds the appellant was not able to demonstrate that the subject was overvalued 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: August 21, 2018



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

CND Property Management III LLC, by attorney:  
Michael R. Davies  
Law Offices of Michael R. Davies, Ltd.  
5533 West 109th Street, Unit 219  
Oak Lawn, IL 60453

COUNTY

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