



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

APPELLANT: AH4R 1 IL LLC  
DOCKET NO.: 16-02927.001-R-1  
PARCEL NO.: 01-36-204-013

The parties of record before the Property Tax Appeal Board are AH4R 1 IL 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:** \$12,139  
**IMPR.:** \$96,086  
**TOTAL:** \$108,225

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 frame construction with 2,544 square feet of living area. The dwelling was constructed in 2003. Features of the home include a full unfinished basement, central air conditioning, a fireplace and an attached 864 square-foot garage. The property has a 43,560 square-foot site and is located in Lake Villa, Lake Villa 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 11 comparable sales.<sup>1</sup> The properties have from 6,046 to 217,800 square feet of land area and were reported as being located from 0.12 to 0.96 of a mile from the

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<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 1933 to 2010. The comparables were reported to have two or three bathrooms, and five comparables were reported to have four bedrooms. 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 1,262 to 2,598 square feet of living area. The comparables sold from May 2013 to June 2015 for prices ranging from \$109,000 to \$309,000 or from \$79.56 to \$188.88 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 \$108,225. The subject's assessment reflects an estimated market value of \$326,372 or \$128.29 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 information on four comparable sales.<sup>2</sup> The properties have the same neighborhood code as the subject and were reported as being located from 0.029 to 0.127 of a mile from the subject. The properties have from 40,075 to 68,825 square feet of land area. The comparables are improved with one or two-story dwellings of frame or brick construction. The dwellings were constructed from 1994 to 2003 and have from 2,201 to 2,493 square feet of living area. The comparables have full basements, with three having finished area; central air conditioning; one or two fireplaces; and garages that range from 718 to 1,416 square feet of building area. The comparables sold from October 2013 to October 2016 for prices ranging from \$249,500 to \$370,000 or from \$108.53 to \$168.11 per square foot of living area, land included. As part of their submission, the board of review provided MLS data sheets for the subject and comparable #3. The subject's data sheet revealed it was being marketed as an executive rental home. The data sheet for comparable #3 disclosed it was a foreclosure sale that was being sold in "as is" condition. 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 15 comparable properties. The Board gave less weight to the appellant's comparables due to dated sales and differences in age and living area. The appellant's comparables #2 through #5, #7, #9 and #10 sold from May 2013 to July 2014 and were considered to be dated in relation to the January 1, 2016 assessment date. The appellant's comparables #1, #4, #6, #8, #9 and #11 were significantly older than the subject, and comparables #1, #4 through #6, #9 and #11 had considerably less living area than the subject.

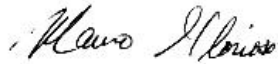
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<sup>2</sup> The board of review's information consisted of a completed grid analysis, photographic evidence and property records for the subject and their comparable sales.

Board of review comparables #2 and #3 also received less weight in the Board's analysis. Board of review comparable #2 was a one-story dwelling with an October 2013 sale date that was also considered to be dated. Board of review comparable #3's sale price reflected that it was being sold in "as is" condition and was not comparable to the subject's superior condition.

The Board finds the best evidence of market value in the record to be board of review comparables #1 and #4. The Board finds these properties sold proximate to the January 1, 2016 assessment date and were very similar to the subject in location, two-story design, frame construction, age, living area and most features. Board of review comparables #1 and #4 sold in October 2016 and July 2015 for prices of \$365,000 and \$290,000 or \$147.18 and \$116.33 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$326,372 or \$128.29 per square foot of living area, land included, which falls between the market values of 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

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