



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

APPELLANT: AMH 20151 Borrower LLC
DOCKET NO.: 16-02942.001-R-1
PARCEL NO.: 03-25-409-024

The parties of record before the Property Tax Appeal Board are AMH 20151 Borrower LLC, the appellant, by attorney Michael R. Davies of Ryan Law LLP in Chicago; 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: \$15,843
IMPR.: \$48,830
TOTAL: \$64,673

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 wood-sided single-family dwelling with 2,215 square feet of living area. The dwelling was constructed in 2003 and features an unfinished basement, a fireplace, and a 410-square foot garage. The subject has a 10,564-square foot site and is located in Beach Park, Newport Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted limited information on eight comparable sales. The dwellings were reportedly built from 1965 to 2003. The Board asked the appellant to complete the grid analysis in Section V of the appeal petition. The appellant did not comply with the Board's request and failed to disclose the comparables' exterior construction, design, foundation type or features such as central air conditioning, fireplaces and/or garages. The comparables sold from October 2012

to June 2015 for prices ranging from \$170,000 to \$265,000 or from \$68.83 to \$106.81 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$64,673. The subject's assessment reflects a market value of approximately \$195,033 or \$88.05 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 four comparable sales located within 0.17 of a mile from the subject and sharing the same neighborhood code as the subject. The comparables consist of two-story wood-sided single-family dwellings built in 2002 or 2003. The dwellings range in size from 1,889 to 2,215 square feet of living area and are situated on sites containing from 7,528 to 8,682 square feet of land area. The comparables each have an unfinished basement, central air conditioning, and a garage containing 400 to 431 square feet of building area. One comparable has a fireplace. The comparables sold from April 2015 to December 2016 for prices ranging from \$194,000 to \$250,000 or from \$99.06 to \$112.87 per square foot of living area, including land. 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 record contains twelve comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables as the appellant's attorney failed to provide any specifics regarding the comparables' exterior construction, design, foundation type or features such as central air conditioning, fireplaces and/or garages for a comparative analysis, which detracts from the weight of the evidence. Further, six of the comparables sold from 2012 to 2014 which is dated in relation to the January 1, 2016 assessment date at issue.

The Board finds the board of review comparables to be the best comparables in the record. These comparables sold more proximate in time to the subject's assessment date and are similar to the subject in location, age, dwelling size and most features, with comparables #1 and #2 being almost identical to the subject in all aspects, except for central air-conditioning, which the subject lacks. The comparables sold from April 2015 to December 2016 for prices ranging from \$194,000 to \$250,000 or from \$99.06 to \$112.87 per square foot of living area, including land. The subject's assessment reflects an estimated market value of approximately \$195,033 or \$88.05 per square foot of living area, including land, which falls within the range established by the most similar comparable sales in this record on an overall basis but below the range on a per square foot basis. After considering adjustments to the comparables for some differences from the subject, the Board finds 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:

February 16, 2021



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

AMH 20151 Borrower LLC, by attorney:
Michael R. Davies
Ryan Law LLP
311 South Wacker Drive
Mailbox #29
Chicago, IL 60606

COUNTY

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