



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

APPELLANT: American Homes 4 Rent Properties Ten LLC
DOCKET NO.: 16-03031.001-R-1
PARCEL NO.: 06-08-414-011

The parties of record before the Property Tax Appeal Board are American Homes 4 Rent Properties Ten 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: \$7,521
IMPR.: \$33,705
TOTAL: \$41,226

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 exterior construction that has 1,512 square feet of living area. The dwelling was constructed in 1993. Features include central air conditioning and a 400-square foot attached garage. The subject has a 6,098-square foot site. The subject property is located at 131 W. Honeysuckle Drive, Round Lake Beach, Lake Villa Township, Lake County.¹

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 eight comparable sales that were reported to be located from .01 to

¹ Appellant's counsel provided an incorrect address on the appeal form.

.20 of a mile from the subject.² The comparables were reported to consist of one-story to two-story dwellings, but the specific story height for each comparable was not disclosed. The dwellings were built from 1989 to 1995. One of the comparables has three bedrooms and each comparable has two or three 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 1,372 to 1,637 square feet of living area and have sites that range in size from 4,792 to 7,405 square feet of land area. The comparables sold from February 2013 to August 2015 for prices ranging from \$77,000 to \$122,750 or from \$50.93 to \$86.69 per square foot of living area including land. 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 \$41,226. The subject's assessment reflects an estimated market value of \$124,325 or \$82.23 per square foot of living area including land when applying the 2016 three-year average median level of assessment for Lake County of 33.16%.

In response to the appeal, the board of review submitted a memorandum identifying the subject property's location as 131 W. Honeysuckle Drive.

In support of the subject's assessment, the board of review submitted three comparable sales³ located within .34 of a mile from the subject property. The comparables consist of two-story dwellings of frame exterior construction. The dwellings were built in 1992 or 1993. Features include central air conditioning and attached garages with 400 square feet of building area. One of the comparables has a finished basement and two comparables have a fireplace. The dwellings each contain 1,512 square feet of living area and are situated on sites that contain 5,663 or 6,534 square feet of land area. The comparables sold from September 2015 to November 2016 for prices ranging from \$113,400 to \$142,500 or from \$75.00 to \$94.25 per square foot of living area including land.

The board of review identified its comparable #3 as a HUD foreclosure which sold in "as is" condition per the Multiple Listing Service sheet which was enclosed as evidence.

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 no reduction in the subject's assessment is warranted.

² The Board requested the appellant to complete the grid analysis in Section V of the appeal petition. The appellant's counsel failed to comply with the Board's request.

³ The appellant's comparable #3 and the board of review's comparable #2 appears to depict the same property.

The record contains ten comparable sales for the Board's consideration with one comparable common to both parties. The Board gave less weight to the comparables submitted by the appellant. Six of the comparables sold in 2013 or 2014, which are dated and less indicative of market value as of the subject's January 1, 2016 assessment date. Moreover, the appellant's attorney failed to provide the comparables' specific story height, exterior construction, foundation type or features such as central air conditioning, fireplaces or garages for a comparative analysis, which further detracts from the weight of the evidence. The Board finds the comparables submitted by the board of review sold more proximate in time to the subject's assessment date and are more similar to the subject in location, age, land area, exterior construction, dwelling size, design and features. They sold from September 2015 to November 2016 for prices ranging from \$113,400 to \$142,500 or from \$75.00 to \$94.25 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$124,325 or \$82.23 per square foot of living area including land, which falls within the range established by the most similar comparable sales contained in the record. After considering any adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is justified. Therefore, no reduction in the subject's assessment is warranted.

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: September 18, 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

American Homes 4 Rent Properties Ten 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