



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

APPELLANT: Mary Brady
DOCKET NO.: 16-03515.001-R-1
PARCEL NO.: 04-17-402-014

The parties of record before the Property Tax Appeal Board are Mary Brady, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$4,018
IMPR.: \$29,857
TOTAL: \$33,875

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 split-level dwelling of frame exterior construction with 1,108 square feet of above grade living area. The dwelling was constructed in 1997. Features of the home include central air conditioning and a finished lower level. The property has a 8,580 square foot site and is located within Zion, Zion Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on ten comparable sales located .13 to 1.09 miles from the subject property. The comparables are described as split level or tri-level dwellings of frame exterior construction ranging in size from 960 to 1,188 square feet of above grade living area. The dwellings were constructed from 1990 to 2001. Each comparable has a finished lower level; seven comparables have central air conditioning; six comparables have a garage ranging in size from 440 to 576 square feet of building area; and one comparable has an unfinished basement.

The comparables have sites ranging in size from 5,640 to 15,606 square feet of land area. The comparables sold from April 2015 to May 2016 for prices ranging from \$38,500 to \$95,000 or from \$38.35 to \$84.22 per square foot of living area, including land. The appellant also submitted a Multiple Listing Service (MLS) sheet for comparable #4. 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 \$33,875. The subject's assessment reflects a market value of \$102,156 or \$92.20 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 .509 to 1.093 miles from the subject property. The board of review comparable #2 is the same property as appellant's comparable #6. The comparables are improved with split-level dwellings of frame exterior construction with either 1,028 or 1,164 square feet of above grade living area. The dwellings were constructed from 1998 to 2002. Each comparable has a finished lower level and central air conditioning. Three comparables have a garage with either 440 or 528 square feet of building area. The comparables have sites ranging in size from 8,844 to 15,608 square feet of land area. The comparables sold from April 2015 to November 2016 for prices ranging from \$80,000 to \$140,000 or from \$68.73 to \$136.19 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 thirteen comparable sales for consideration which includes the parties common comparable. The Board gave less weight to the appellant's comparables #1 through #4, #8 and #10 based on their dissimilar tri-level design when compared to the subject's split-level design. The Board also gave less weight to appellant's comparable #5 which was a foreclosure sale that appears to be an outlier when compared to the other sales in the record. Lastly, reduced weight was applied to board of review comparables #3 and #4 due to their considerably larger lot sizes when compared to the subject to the subject's lot size.

The Board finds the best evidence of market value to be the remaining four comparables submitted by both parties which includes the parties' common comparable. These comparables are more similar to the subject in dwelling size, design, age and most features. These properties sold from February 2015 to April 2016 for prices ranging from \$76,000 to \$119,760 or from \$68.73 to \$116.50 per square foot living area, including land. The subject's assessment reflects an estimated market value of \$102,156 or \$92.20 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 necessary 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.

Based on this record, the Board finds the appellant did not demonstrate by a preponderance of the evidence 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 20, 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

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