



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

APPELLANT: Moises Gomiz  
DOCKET NO.: 16-03624.001-R-1  
PARCEL NO.: 04-29-207-029

The parties of record before the Property Tax Appeal Board are Moises Gomiz, 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:** \$4,328  
**IMPR.:** \$25,843  
**TOTAL:** \$30,171

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 one-story dwelling of frame exterior construction with 1,216 square feet of living area. The dwelling was constructed in 1977. Features of the home include a full unfinished basement, a fireplace and a 480 square foot garage. The property has a 12,724 square foot site and is located in Zion, Zion Township, Zion County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located between .52 of a mile and 1.18 miles from the subject property. The comparables consist of one-story dwellings of frame or brick exterior construction ranging in size from 1,104 to 1,224 square feet of living area. The dwellings were constructed from 1906 to 1991. The comparables each have an unfinished basement. In addition, two comparables have central air conditioning and four comparables have a garage ranging in size from 576 to 800 square feet of building area. The comparables have

sites ranging in size from 6,144 to 8,600 square feet of land area. The comparables sold from March 2015 to June 2016 for prices ranging from \$52,000 to \$84,000 or from \$44.22 to \$68.63 per square foot of living area, including land. The appellant's counsel also submitted a Multiple Listing Service (MLS) listing sheet for comparable #3 disclosing the property was recently renovated. Based on the comparable sales 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 \$30,171. The subject's assessment reflects a market value of \$90,986 or \$74.82 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 three comparable sales that are located between .67 of a mile and 1.07 miles from the subject property. The comparables were improved with one-story dwellings of frame exterior construction that range in size from 952 to 1,352 square feet of living area. The dwellings were constructed from 1953 to 1967. Each comparable has an unfinished basement, central air conditioning and a garage ranging in size from 440 to 864 square feet of building area. In addition, one comparable has two fireplaces. The comparables have sites ranging in size from 7,500 to 15,132 square feet of land area. These properties sold from August 2015 to February 2016 for prices ranging from \$95,000 to \$121,900 or from \$80.99 to \$120.93 per square foot of living area, including land. Based on the comparable sales 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.

The parties submitted eight suggested comparables for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject due to differences in location, land size, dwelling age and features. However, the Board gave less weight to the appellant's comparables #2 through #4, along with board of review comparables #1 and #2 due to their dissimilar dwelling ages and/or less proximate location to the subject.

The Board finds the best evidence of market value to be the appellant's comparable sales #1 and #5, along with board of review comparable sale #3. Although one of the comparables is lacking a garage and two of the comparables have smaller land areas when compared to the subject, these homes are somewhat similar to the subject in location, dwelling size, design and age. These comparables sold in October and November 2015 for prices ranging from \$52,000 to \$109,500 or from \$44.22 to \$80.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$90,986 or \$74.82, including land, which falls within the

range established by the most similar comparable sales in this record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and 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.

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Chairman





\_\_\_\_\_  
Member

\_\_\_\_\_  
Member





\_\_\_\_\_  
Member

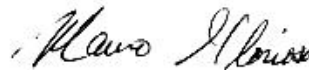
\_\_\_\_\_  
Member

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



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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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COUNTY

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