



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

APPELLANT: James Krawczyk
DOCKET NO.: 16-03756.001-R-1
PARCEL NO.: 09-02-401-007

The parties of record before the Property Tax Appeal Board are James Krawczyk, 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: \$27,926
IMPR.: \$81,730
TOTAL: \$109,656

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 with vinyl siding containing 3,674 square feet of living area. The dwelling was constructed in 2008. Features of the home include a full finished basement, central air conditioning, one fireplace, 3½ bathrooms and a three-car integral garage with 609 square feet of building area. The property has a 12,415 square foot site and is located in Volo, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal and a grid analysis using appraisal comparable sales #1 through #3. The appraisal was prepared by Steven L. Smith, a certified residential real estate appraiser. The appraiser identified the client as Alliant Credit Union and the assignment type was a refinance transaction. The property rights appraised were fee simple and the purpose of the

appraisal was to provide an opinion of market value of the subject property. The appraiser estimated the subject property had a market value of \$295,000 as of June 3, 2015.

The appraiser developed the cost approach to value to arrive at an estimated market value of \$297,000.

The appellant's appraiser used three comparable sales and one active listing in developing the sales comparison approach to value. The comparables are improved with two-story dwellings that range in size from 3,133 to 3,742 square feet of living area and in age from four to eight years old. Each comparable has an unfinished basement, central air conditioning, and a three-car garage. Two of the comparables each have one fireplace. The comparables are located within .49 miles from the subject with sites ranging in size from 9,601 to 10,459 square feet of land area. Comparables #1 through #3 were reported to have sold from July 2014 to April 2015 for prices ranging from \$275,000 to \$317,000 or from \$73.49 to \$90.97 per square foot of living area, including land. Comparable #4 was an active listing with a price of \$289,000 or \$90.99 per square foot of living area, including land. The appraiser made adjustments to the comparables for date of sale/time/active listing and differing features to arrive at adjusted prices ranging from \$279,070 to \$300,850. Based on these sales the appraiser arrived at an estimated market value under the sales comparison approach to value of \$295,000.

In reconciling the two approaches to value the appraiser gave most weight to the sales comparison approach to value. Based on this evidence the appellant requested the subject's assessment be reduced to \$98,331 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$109,656. The subject's assessment reflects a market value of \$330,688 or \$90.01 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 seven comparable sales improved with two-story dwellings with vinyl siding and ranging in size from 2,522 to 3,696 square feet of living area. The dwellings were built from 2006 to 2012. Each home has a basement with three having finished area, central air conditioning, and a two-car or a three-car attached garage ranging in size from 396 to 638 square feet of building area. Six of the comparables each have one fireplace, four comparables have 2½ bathrooms and three comparables have 3½ bathrooms. The comparables are located within .448 miles of the subject property and have sites ranging in size from 8,124 to 17,759 square feet of land area. Board of review sales #2 and #7 are located along the same street and block as the subject property. The sales occurred from April 2015 to October 2016 for prices ranging from \$275,000 to \$375,000 or from \$87.09 to \$113.07 per square foot of living area, including land. Board of review sale #1 is the same as appellant's appraisal sale #1 and board of review sale #2 is the same property as appraisal comparable sale #4 (the active listing). Based on this evidence the board of review requested the assessment be sustained.

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 best evidence of market value to be the comparable sales submitted by the board of review, which included two comparables utilized by the appellant. The board of review comparables are similar to the subject property in location, style, age and features with the exception that comparables #1 through #4 have fewer bathrooms than the subject property; comparables #1 through #4 have unfinished basements while the subject has finished basement area; and comparable #3 has no fireplace. The board of review comparables sold for prices ranging from \$275,000 to \$375,000 or from \$87.09 to \$113.07 per square foot of living area, including land. Board of review sales #2 and #7 are located along the same street and block as the subject property and sold for prices of \$288,000 and \$375,000 or for \$91.63 and \$101.46 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$330,688 or \$90.01 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported by the two sales most similar to the subject in location. Less weight was given the appellant's appraisal as two of the four sales occurred in 2014, not as proximate in time to the assessment date as the best sales found herein. Based on this evidence 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

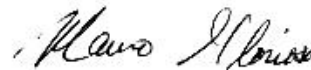
Member

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: November 19, 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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