



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

APPELLANT: Melody Sucharda
DOCKET NO.: 16-03765.001-R-1
PARCEL NO.: 09-35-407-003

The parties of record before the Property Tax Appeal Board are Melody Sucharda, 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 a reduction 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: \$29,450
IMPR.: \$121,850
TOTAL: \$151,300

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 a wood siding exterior containing 3,660 square feet of living area. The dwelling was constructed in 2005. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 832 square feet of building area. The property has a 43,560 square foot site and is located in Wauconda, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales improved with two-story dwellings that have vinyl or composition siding and range in size from 3,210 to 3,900 square feet of living area. The dwellings were built from 1996 to 2015. Each comparable has a basement with two having finished area, central air conditioning and an attached garage ranging in size from 462 to 926 square feet of building area. Four comparables have one or two fireplaces. The comparables

have sites ranging in size from 10,018 to 41,665 square feet of land area. The sales occurred from June 2014 to May 2016 for prices ranging from \$315,000 to \$449,900 or from \$91.04 to \$124.61 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$130,527.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$170,165. The subject's assessment reflects a market value of \$513,163 or \$140.21 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 improved with one, 1-story dwelling and three, 2-story dwellings with vinyl siding or brick exteriors that range in size from 2,861 to 3,210 square feet of living area. The dwellings were built from 1995 to 2010. Each home has a basement with one being finished, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 775 to 952 square feet of building area. The comparables have sites ranging in size from 39,650 to 89,590 square feet of land area. The sales occurred from January 2014 to September 2015 for prices ranging from \$400,000 to \$498,750 or from \$124.61 to \$168.33 per square foot of living area, including land. Board of review sale #3 is the same comparable as appellant's sale #6. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains nine comparable sales submitted by the parties with one comparable being common to both parties. Less weight is given appellant's comparable sales #1, #2, and #5 as well as board of review sales #1, 2 and #4 due to the sales not occurring as proximate in time to the assessment date at issue as the best sales found herein. The Board also gives less weight to board of review sale #1 due to its one-story design which differs from the subject's two-story style. The remaining comparables, appellant's comparables #3, #4 and #6 as well as board of review sale #3 (the duplicate sale of appellant's #6) were similar to the subject property and sold most proximate in time to the assessment date and received the most weight. These similar comparables sold for prices ranging from \$376,000 to \$449,900 or from \$101.15 to \$124.61 per square foot of living area, including land. The subject's assessment reflects a market value of \$513,163 or \$140.21 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is 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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