



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

APPELLANT: Deborah Perri
DOCKET NO.: 16-03895.001-R-1
PARCEL NO.: 06-25-106-061

The parties of record before the Property Tax Appeal Board are Deborah Perri, 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: \$12,299
IMPR.: \$42,462
TOTAL: \$54,761

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 is improved with a two-story dwelling with vinyl siding containing 1,580 square feet of living area. The dwelling was built in 1994. Features of the home include a crawl space foundation, central air conditioning, and an attached garage with 276 square feet of building area. The property has a 7,097 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings with vinyl siding ranging in size from 1,520 to 1,608 square feet of living area. The dwellings were built in 1993 and 1994. One comparable has a basement. Each comparable has central air conditioning, one fireplace and an attached garage ranging in size from 236 to 420 square feet of building area. The comparables have sites ranging in size from 5,024 to 7,943 square feet of

land area and are located in the same neighborhood as the subject property. The sales occurred from February 2015 to June 2016 for prices ranging from \$133,000 to \$168,900 or from \$85.59 to \$105.04 per square foot of living area, including land. The evidence provided by the appellant indicated that the subject property and sale #3 are the same model. Based on this evidence the appellant requested the subject's assessment be reduced to \$50,029.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$54,761. The subject's assessment reflects a market value of \$165,142 or \$104.52 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 two-story dwellings with vinyl siding that range in size from 1,520 to 1,750 square feet of living area. The dwellings were constructed in 1993 and 1994. Each comparable has central air conditioning and an attached garage with either 236 or 252 square feet of building area. Three comparables each have one fireplace. These properties have sites ranging in size from 5,179 to 5,845 square feet of land area and are located in the subject's neighborhood within .087 miles of the subject property. The sales occurred from July 2014 to May 2017 for prices ranging from \$165,000 to \$177,500 or from \$101.43 to \$115.13 per square foot of living area, including land.

The board of review provided copies of photographs and the property record cards for the subject and the comparables. The property record cards described the subject property and board of review comparables #1 through #3 as Grenville models. 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 record contains eight sales submitted by the parties to support their respective positions. The comparables were similar to the subject property in location, age, size and features with the exception seven of the comparables each have one fireplace and one comparable has a basement while the subject has no fireplace and no basement. These comparables sold for prices ranging from \$133,000 to \$177,500 or from \$85.59 to \$115.13 per square foot of living area, land included. The four comparables that were the same model as the subject property sold for prices ranging from \$142,000 to \$175,000 or from \$93.42 to \$115.13 per square foot of living area, including land. Board of review sale #2 was most similar to the subject property in that it was the same model and had no fireplace. This property sold in September 2015 for a price of \$165,000 or \$106.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$165,142 or \$104.52 per square foot of living area, including land,

which is within the range established by the sales in this record almost equivalent to the purchase price of the best comparable sale. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction is not befitting.

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: December 23, 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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