



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

APPELLANT: Luis Castro
DOCKET NO.: 16-04093.001-R-1
PARCEL NO.: 06-20-102-019

The parties of record before the Property Tax Appeal Board are Luis Castro, the appellant; 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: \$5,379
IMPR.: \$28,895
TOTAL: \$34,274

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 tri-level style dwelling of vinyl siding exterior construction with 912 square feet of above-grade living area. The dwelling was constructed in 1974. Features of the home include a 504 square foot finished lower level, a 408 square foot finished basement, central air conditioning and a 506 square foot garage. The property has a 5,663 square foot site and is located in Round Lake Beach, 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 located within .88 of a mile of the subject property. The comparables have sites ranging in size from 5,000 to 6,970 square feet of land area. The comparables consist of split-level style or tri-level style dwellings of vinyl siding exterior construction ranging in size from 912 to 952 square feet of above grade living area. The dwellings were built from 1970 to 1982. The comparables each feature central air conditioning and three comparables each have a garage ranging in size from 360 to 484 square feet of building

area. The comparables were reported to have sold for prices ranging from \$64,000 to \$93,500 or from \$69.19 to \$98.21 per square foot of above-grade living area, including land, however the appellant did not disclose the sale dates of these properties.

In further support of the overvaluation claim, the appellant submitted a Broker Price Opinion/Comparative Market Analysis prepared by Peter Arroyo of North-Terra Realty with an inspection date of February 10, 2016. The report was not signed nor were the credentials of the person(s) who prepared the report disclosed. The report also disclosed that the "document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose." The analysis was comprised of three suggested comparable sales and three listings located within .78 of a mile of the subject. The comparable sales have site sizes ranging from .12 to .20 of an acre of land area. The three comparable sales consist of one, ranch style home and two, tri-level/split-level style homes ranging in size from 960 to 1,102 square feet of above grade living area. The comparables sold from September 2015 to January 2016 for prices ranging from \$80,000 to \$89,000 or from \$73.50 to \$92.71 per square foot of above-grade living area including land. The three remaining comparables are active listings with prices ranging from \$95,000 to \$99,900 or from \$82.47 to \$102.46 per square foot of above-grade living area, including land. The analysis did not include any adjustments to the comparables for sale date, land, age, condition, size, basement area, finished basement area, baths and garage space. The report estimated a price conclusion of \$85,000 "as-is" price and "as-repaired" price. Based on this 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 \$34,274. The subject's assessment reflects a market value of \$103,359 or \$113.33 per square foot of above-grade 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 overvaluation argument, the board of review submitted information on four comparable sales located in the same neighborhood code as the subject as assigned by the township assessor and within .762 of a mile of the subject property. The comparables have sites ranging in size from 4,800 to 6,534 square feet of land area. The comparables were described as tri-level style dwellings of vinyl siding exterior construction containing 912 or 952 square feet of living area. The dwellings were built from 1972 to 1977. Each comparable features a 480 or 504 square foot finished lower and one comparable has a 408 square foot unfinished basement. In addition, two comparables each have central air conditioning, one comparable has a fireplace and one comparable has a garage containing 440 square feet of building area. The comparables sold from March 2014 to June 2017 for prices ranging from \$92,000 to \$144,000 or from \$100.88 to \$157.89 per square foot of above-grade living area, including land. Based on this 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.

As an initial matter, the Board finds the grid analysis depicting four comparables submitted by the appellant was given no weight. The appellant reported sale prices for these comparables but failed to submit the sale dates of the properties in order for the Board to perform a meaningful comparative analysis. As to the Broker Price Opinion (BPO)/Comparative Market Analysis submitted by the appellant, the board finds the broker made no adjustments to the comparables, which detracts from the weight that can be given in the report. However, the board will instead analyze the raw sales data contained in the report.

The parties submitted seven comparable sales for the Board's consideration. The Board gave less weight to the Broker Price Opinion (BPO)/Comparative Market Analysis comparable sales #1 and #2 that are located outside of the subject's subdivision, along with the Broker Price Opinion (BPO)/Comparative Market Analysis comparable sale #3 that is a dissimilar one-story design when compared to the subject's tri-level design.

The Board finds the best evidence of market value to be the comparable sales submitted by the board of review. These four comparables are most similar to the subject in location, design, size, age and features. These comparables sold from March 2014 to June 2017 for prices ranging from \$92,000 to \$144,000 or from \$100.88 to \$157.89 per square foot of above-grade living area, including land. The subject's assessment reflects a market value of \$103,359 or \$113.33 per square foot of above-grade living area including land, which falls within the range established by the most similar comparable sales contained in this record. After considering any 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 supported. Therefore, 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.

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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COUNTY

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