



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

APPELLANT: Renato Baladad
DOCKET NO.: 16-04094.001-R-1
PARCEL NO.: 06-28-205-006

The parties of record before the Property Tax Appeal Board are Renato Baladad, 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: \$13,277
IMPR.: \$54,245
TOTAL: \$67,522

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 containing 2,361 square feet of living area. The dwelling was constructed in 2001. Features of the home include vinyl siding, an unfinished basement with 1,243 square feet, central air conditioning and a two-car attached garage with 480 square feet of building area. The property has a 9,366 square foot site and is located in Hainesville, 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 exteriors containing either 2,072 or 2,361 square feet of living area. The dwellings were built from 2001 to 2004. Each home has an unfinished basement, central air conditioning and an attached garage ranging in size from 420 to 504 square feet of building area. Three comparables each have one fireplace. The properties have sites ranging in size from 8,276 to 11,700 square feet of land area and are located from .05 to 2.31 miles from the subject

property. The sales occurred from August 2013 to February 2016 for prices ranging from \$110,000 to \$161,001 or from \$33.09 to \$75.77 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$51,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$67,522. The subject's assessment reflects a market value of \$203,625 or \$86.25 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 exteriors that have either 2,174 or 2,361 square feet of living area. The dwellings were built from 2000 to 2002. Each home has an unfinished basement, central air conditioning, one fireplace and an attached garage with either 400 or 420 square feet of building area. These properties have sites with either 7,405 or 9,583 square feet of land area and are located within .129 miles of the subject property. The sales occurred from November 2014 to June 2016 for prices ranging from \$180,000 to \$227,900 or from \$82.80 to \$96.53 per square foot of living area, including land.

The board of review also submitted a grid analysis and copies of the Multiple Listing Service listing sheets for the appellant's comparables. Appellant's sale #1 is described as an REO/Lender Owned property that was the subject of a foreclosure. This property was on the market for one day. Appellant's comparable sale #2 was a short sale that occurred in 2013. Appellant's comparable sale #3 was a short sale that occurred in 2013 and described as being a nice home but needs some cosmetics and carpet. The listing further indicated this property has "Lots of potential." Appellant's comparable #4 was noted to be located more than two miles from the subject property.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on eight comparable sales to support their respective positions. The Board gives less weight to appellant's sales #2 and #3 as these properties sold in 2013, not as proximate in time to the assessment date as the remaining sales. Additionally, there appears to have be condition issues with respect to sale #3, which are not noted to be present with respect to the subject property. The Board gives less weight to appellant's comparable sale #3 due to its distant location relative to the subject property. The Board finds appellant's sale #1 and the board of review sales to be the best evidence of market value in this record. These comparables were similar to the subject in location, age, size and features with the exception

each comparable has one fireplace whereas the subject property has no fireplace, which would require a downward adjustment to the comparables to make them equivalent to the subject property. The sales occurred from November 2014 to June 2016 for prices ranging from \$161,001 to \$227,900 or from \$68.23 to \$96.53 per square foot of living area, including land. The sale at the low end of the range is appellant's sale #1, which was the subject of a foreclosure and on the market for one day. The circumstances surrounding this property call into question whether the sale is truly reflective of fair cash value. The four remaining sales have unit prices ranging from \$82.80 to \$96.53 per square foot of living area. The subject's assessment reflects a market value of \$203,625 or \$86.25 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. On a square foot basis, the subject's assessment reflects a market value below three of the four comparables provided by the board of review. 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



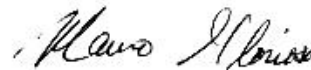
Member

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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