



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

APPELLANT: Jorge Lopez
DOCKET NO.: 16-04481.001-R-1
PARCEL NO.: 08-20-115-008

The parties of record before the Property Tax Appeal Board are Jorge Lopez, 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: \$9,453
IMPR.: \$28,396
TOTAL: \$37,849

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 one-story brick exterior single-family dwelling. The dwelling was built in 1959 and contains 1,488 square feet of living area. Features of the home include a full unfinished basement, central air-conditioning, two fireplaces, and a 660-square foot garage. The dwelling is situated on a 10,283 square foot site and located in Waukegan Township, Lake County.

The appellant alleged overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparable sales. The dwellings, none of which have the same neighborhood code as the subject, are located .54 of a mile to 3.35 miles from the subject. The dwellings are situated on sites ranging from 5,845 to 17,097 square feet of land area. The comparables were built between 1950 and 1961 and consist of one-story single-family dwellings with a variety of exterior finishes. The dwellings range in size from 1,216 to 1,716 square feet of living area. The dwellings have unfinished basements. One comparable has central air-

conditioning. One comparable has a fireplace. Five of the comparables have garages ranging in size from 294 to 360 square feet of building area. The comparables sold from November 2015 to August 2016 for prices ranging from \$35,000 to \$78,000 or from \$22.71 to \$57.21 per square foot of living area, land included. The grid analysis characterizes three of the comparable sales as unqualified, one of which was a foreclosure. Based on the comparable sales evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$37,849. The subject's assessment reflects a market value of approximately \$114,141 or \$76.71 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. The dwellings are located within .089 of a mile of the subject and have the same neighborhood code as the subject. The comparables consist of one-story single-family brick dwellings built from 1957 to 1961. The dwellings are situated on sites containing 8,414 to 10,555 square feet of land area and contain from 1,320 to 1,568 square feet of living area. The comparables feature full unfinished basements, central air-conditioning, and garages ranging in size from 462 to 576 square feet of building area. Three comparables each have one fireplace. The comparables sold from August 2014 to January 2016 for prices ranging from \$90,000 to \$138,000 or from \$57.40 to \$94.70 per square foot of living area, land included. Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant disagreed with the comparable sales evidence submitted by the board of review and submitted a grid analysis containing three comparable sales, two of which were not previously submitted as evidence.

Conclusion of Law

As an initial matter regarding the appellant's rebuttal evidence, the board finds the rebuttal evidence contained new comparable properties not previously submitted by the appellant. Pursuant to the rules of the Property Tax Appeal Board, rebuttal evidence is restricted to that evidence to explain, repel, counteract or disprove facts given in evidence by an adverse party. (86 Ill. Admin. Code, Sec. 1910.66(a)). Moreover, rebuttal evidence shall not consist of new evidence such as an appraisal or **newly discovered comparable properties**. (86 Ill. Admin. Code, Sec. 1910.66(c)). In light of these rules, the Property Tax Appeal Board shall not consider the two additional comparables submitted by the appellant in conjunction with the rebuttal argument.

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 parties submitted a total of 10 comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparables due to their lack of proximity to the subject and none of which are located in the same neighborhood as the subject. The Board also gave less weight to board of review comparable #1 as its 2014 sale is dated in relation to the January 1, 2016 assessment date at issue, and, therefore, less indicative of the subject's estimated market value as of that date.

The Board finds that board of review comparables #2, #3 and #4 are the most similar comparables to the subject contained in the record in location, age, size and most features. Further, all of these comparables have the same neighborhood code as the subject. These comparables sold from February 2015 to January 2016 for prices ranging from \$90,000 to \$138,000 or from \$57.40 to \$89.32 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$114,141 or \$76.71 per square foot of living area, land included, which falls within the range established by the best comparable sales submitted for the Board's consideration. After making adjustments for differences in the comparables when compared to the subject, 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: April 21, 2020



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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