



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

APPELLANT: Rick Robin  
DOCKET NO.: 16-04937.001-R-1  
PARCEL NO.: 04-21-318-040

The parties of record before the Property Tax Appeal Board are Rick Robin, 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:** \$ 5,198  
**IMPR.:** \$29,827  
**TOTAL:** \$35,025

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 four-unit townhouse-style building of brick exterior construction with approximately 5,072 square feet of building area where each unit contains 1,268 square feet of living area. The building was constructed in 1963. The property has a 6,970 square foot site and is located in Zion, Zion Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located from .85 of a mile to 1.11 miles from the subject property. The comparables each consist of four-unit apartment buildings. Comparables #1 and #3 were built in 1969 and 1968, respectively, and have 3,480 and 3,360 square feet of building area, respectively, which would indicate apartment units of 870 and 840 square feet of living area, respectively; no size data was reported for comparable #2. Comparable #1 also has air conditioning. The three properties sold as REO or short sales

between December 2014 and September 2015 for prices ranging from \$79,000 to \$102,709 or for \$19,750 to \$25,677 per unit, including land.

Based on the foregoing evidence, the appellant requested a reduction in the subject's estimated market value as reflected by its assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$35,025. The subject's assessment reflects a market value of \$105,624 or \$26,406 per unit, 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 response to the comparable sales submitted by the appellant, the board of review submitted a memorandum asserting two of the appellant's sales were foreclosures and one was a short sale; the properties were marketed in 2013 and 2014 and then sold in 2015. The board of review further noted from the listing sheets the appellant provided that the properties (1) required a city inspection, (2) a bank approved short sale/sold as-is and (3) an auction that was sold as-is with a refusal to activate utilities in order to allow for an inspection for defects. In summary, the board of review contends the appellant's sales that reflect distress sales with repair and condition issues are not truly reflective of the subject's estimated market value.

As to appellant's comparables #1 and #2, the board of review presented these as board of review comparables #5 and #6.<sup>1</sup> These two comparables presented by the appellant resold in July and October 2017 for prices of \$205,000 and \$213,000 or for \$51,250 and \$53,250 per apartment unit, including land. Additionally, as to the subject property, the board of review reported the last sale of the subject occurred in 2006 for a sale price of \$194,000 or \$48,500 per unit, including land, but noted that the subject's 2016 estimated market value is now lower than that purchase price.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales along with reporting the more recent sales of two of the appellant's comparables. The four new comparable sales are located within approximately a mile of the subject property. Each comparable consists of a four-unit apartment building that was built between 1955 and 1987. The comparables sold between June 2016 and June 2017 for prices ranging from \$127,500 to \$182,500 or for \$31,875 to \$45,625 per unit, 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

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<sup>1</sup> For ease of reference, the Board has re-numbered these as #5 and #6 otherwise there were two #4 properties as presented.

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 data concerning the sales of seven comparable properties with both parties reporting sales in both 2014/2015 and in 2017 concerning appellant's comparables #1 and #2 in order to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 and board of review comparables #4, #5 and #6 which each sold more remote in time to the valuation date at issue of January 1, 2016 and thus may be less reflective of the subject's estimated market value as of the lien date.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with board of review comparable sales #1, #2 and #3. These most similar comparables sold between February 2015 and July 2016 for prices ranging from \$21,250 to \$38,750 per unit, including land. The subject's assessment reflects a market value of \$26,406 per unit, including land, which is within 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 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.

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Chairman



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Member

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Member



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Member

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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: February 18, 2020



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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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Rick Robin  
2843 Galilee Avneue  
Zion, IL 60099

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085