



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

APPELLANT: Bibin Matthew
DOCKET NO.: 17-00526.001-R-1
PARCEL NO.: 14-35-105-030

The parties of record before the Property Tax Appeal Board are Bibin Matthew, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich, 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: \$ 38,219
IMPR.: \$171,192
TOTAL: \$209,411

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 2017 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 two-story dwelling of brick exterior construction with 3,900 square feet of living area. The dwelling was constructed in 1990. Features of the home include a full unfinished basement, central air conditioning, a fireplace and an attached 950 square foot garage. The property has a 44,496 square foot site and is located in Kildeer, Ela 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 each of which is located in the same neighborhood code assigned by the assessor as the subject property and within .55 of a mile of the subject. The comparable parcels range in size from 27,440 to 50,011 square feet of land area and have been improved with either a 1.5-story or a two-story dwelling of brick or wood siding exterior construction. The dwellings were built between 1977 and 1987. The homes range in

size from 3,411 to 4,126 square feet of living area and feature full or partial unfinished basements, central air conditioning, one or two fireplaces and a garage ranging in size from 630 to 866 square feet of building area. The comparables sold between January 2016 and December 2017 for prices ranging from \$515,000 to \$577,500 or from \$139.97 to \$150.98 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to reflect a market value of \$600,000 at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$209,411. The subject's assessment reflects a market value of \$631,707 or \$161.98 per square foot of living area, land included, when using the 2017 three year average median level of assessment for Lake County of 33.15% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales each of which is located in the same neighborhood code assigned by the assessor as the subject property and within .465 of a mile of the subject. The comparable parcels range in size from 39,033 to 45,937 square feet of land area and have been improved with either a 1.5-story or a two-story dwelling of brick or wood siding exterior construction. The dwellings were built between 1976 and 1988. The homes range in size from 3,107 to 4,007 square feet of living area and feature full or partial unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 500 to 1,046 square feet of building area. The comparables sold between June 2015 and September 2016 for prices ranging from \$585,000 to \$671,500 or from \$167.58 to \$188.28 per square foot of 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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of six comparable properties to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #3 and board of review comparable #1 as each of these dwellings is a 1.5-story home built in either 1976 or 1977 which differs from the subject two-story dwelling that was built in 1990. The Board has also given reduced weight to board of review comparable #2 due to its date of sale in 2015 which is less proximate in time to the valuation date at issue of January 1, 2017 and thus less likely to be indicative of the subject's estimated market value as of the assessment date.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 along with board of review comparable sale #3. These comparables were similar to the subject in location, design, exterior construction, age, dwelling size and most features. These most similar comparables sold between January 2016 and December 2017 for prices ranging from \$556,000 to \$585,000 or from \$139.97 to \$188.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$631,707 or \$161.98 per square foot of living area, including land, which is above the range established by the best comparable sales in this record in terms of overall value, but within the range on a per-square-foot basis. After giving due consideration for adjustments to the comparables when considering differences in age, size and/or features as compared to the subject property, the Board finds the appellant failed to establish overvaluation by a preponderance of the evidence and 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: May 26, 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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