



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

APPELLANT: Tamer Nasr
DOCKET NO.: 17-00574.001-R-1
PARCEL NO.: 11-33-208-037

The parties of record before the Property Tax Appeal Board are Tamer Nasr, 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: \$36,559
IMPR.: \$73,430
TOTAL: \$109,989

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 frame and Dryvit residential townhome with 2,404 square feet of living area.¹ The dwelling was constructed in 2002 and is approximately 15 years old but reportedly has an effective age of 7 years. Features of the dwelling include 2 bathrooms, a concrete slab foundation, central air conditioning, and a two-car garage with 460 square feet of building area. The property is located in Libertyville, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted an appraisal report with an estimated market value of \$305,000 as of January 1, 2017. The appraisal was prepared by Stephen C. Lauer, a State Certified General Appraiser, and the property rights appraised were fee simple. The intended use of this summary appraisal was to

¹ The appraisal states that the subject contains 2,204 square feet of living area while the board of review's grid analysis and property record card show that the subject contains 2,404 square feet of living area. The Board finds that this small discrepancy in dwelling size will not impact the Board's decision.

provide retrospective opinion of the market value of the subject property. The intended user was the taxpayer of record.

In estimating the market value, the appraiser developed the sales comparison approach to value. The appraiser utilized six comparable sales of properties located from .08 to .30 miles from the subject property. The comparables are described as three, one-story townhomes and three, two-story townhomes ranging in size from 1,860 to 2,470 square feet of living area and ranging in age from 14 to 17 years old.² Each comparable has 2, 2-1/2 or 3 bathrooms, central air conditioning and an attached two-car garage ranging in size from 395 to 450 square feet of building area. Four comparables have concrete slab foundations. Two comparables each have an unfinished basement. Four comparables each have one fireplace. The comparables sold from April to December 2016 for prices ranging from \$295,000 to \$347,000 or from \$140.49 to \$175.84 per square foot of living area, including land. After applying adjustments to the six comparables for differences when compared to the subject, the appraiser arrived at adjusted values ranging from \$292,820 to \$318,920 and arrived at an opinion of market value of \$305,000 as of January 1, 2017. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect his final opinion of value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$109,989. The subject's assessment reflects a market value of \$331,792 or \$138.02 per square foot of living area, land included when applying 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 of the subject property, the board of review submitted property record cards and grid analyses on the subject, six comparable sales and the six appraisal comparables. The board of review also submitted a brief in which they noted that the subject's assessed value is below that of each of the appraisal comparables and below all of the board of review's comparables. The properties are located from .051 to 1.358 miles from the subject and are improved with one-story wood-sided townhomes ranging in size from 2,274 to 2,449 square feet of living area. The dwellings were constructed from 2002 to 2005. The comparables each have 2 bathrooms, a concrete slab foundation, central air conditioning and a garage ranging in size from 400 to 460 square feet of building area. Five of the comparables each have a fireplace. The six comparables sold from April 2015 to May 2017 for prices ranging from \$347,500 to \$363,000 or from \$142.92 to \$156.11 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

² The board of review submitted a grid analysis and property record cards for the appraisal comparables which shows that the square footage of three of the comparables was misstated on the appraisal. Based on the board of review evidence, the comparables range in size from 1,800 to 2,448 square feet of living area. The Board finds the discrepancies in dwelling sizes will not affect its decision in this matter.

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 Board finds the appellant submitted an appraisal while the board of review provided a grid analysis and property record cards for the subject, six comparable sales and the six appraisal comparables to support their respective positions to support their respective positions.

The Board gave less weight to the conclusion of value contained in the appellant's appraisal because the appraisal comparables #2, #4 and #5 are two-story dwellings, had more bathrooms, and/or had basements, dissimilar to the subject, and as comparable #1's October 2018 sale is dated in relation to the January 1, 2017 assessment date at issue. The Board also gave less weight to board of review comparables #1, #3 and #6 as comparables #1 and #3 are located more than 1.3 miles distant from the subject and as comparable #6's April 2015 sale is dated in relation to the January 1, 2017 assessment date at issue.

The Board finds the best evidence of market value in the record to be appraisal comparables #3 and #6 and board of review comparables #2, #4 and #5 which are similar to the subject in location, design, dwelling size, age and most features. These comparables sold from September 2016 to January 2017 for prices ranging from \$340,000 to \$363,000 or from \$141.75 to \$156.11 per square foot of living area, including land. The subject's assessment reflects a market value of \$331,792 or \$138.02 per square foot of living area, including land, which falls below the range established by the best comparable sales in the record. After considering 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 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: July 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

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