



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

APPELLANT: Glena Brady
DOCKET NO.: 17-01241.001-R-1
PARCEL NO.: 06-09-304-029

The parties of record before the Property Tax Appeal Board are Glena Brady, 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: \$7,438
IMPR.: \$35,081
TOTAL: \$42,519

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 part one-story and part two-story duplex¹ of wood siding exterior construction with 1,512 square feet of living area. The dwelling was constructed in 1992. Features of the home include a concrete slab foundation, central air conditioning, a fireplace and a 400 square foot garage. The property has a 4,792 square foot site and is located in Round Lake Beach, Lake Villa 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 within .17 of a mile of the subject property. The comparables have sites ranging in size from 4,792 to 7,405 square feet of

¹ The Board finds the best evidence of the subject's design, along with the designs of the appellant's comparables and board of review comparables were drawn from the comparable property sketches and/or property record card evidence submitted by the parties.

land area. Each comparable consists of a part one-story and part two-story duplex of wood siding exterior construction containing 1,512 square feet of living area. The dwellings were constructed from 1992 to 1995. One comparable features a concrete slab foundation and two comparables have partial unfinished basements. The comparables each have central air conditioning, one comparable has a fireplace and each comparable has a garage containing 400 square feet of building area. The comparables sold from January to October 2016 for prices ranging from \$105,800 to \$114,000 or from \$69.97 to \$75.40 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$42,519. The subject's assessment reflects a market value of \$128,262 or \$84.83 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 four comparable sales located within the same subdivision as the subject property. The comparables were each improved with a part one-story and part two-story duplex of wood siding exterior construction ranging in size from 1,361 to 1,538 square feet of living area. The dwellings were constructed from 1992 to 1994. The comparables each have a concrete slab foundation, central air conditioning and a garage containing 400 or 420 square feet of building area. One comparable has a fireplace. The comparables sold from June 2015 to April 2017 for prices ranging from \$143,000 to \$166,000 or from \$105.07 to \$109.79 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 seven suggested comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 due to their dissimilar partial basement foundations when compared to the subject's concrete slab foundation. The Board finds board of review comparable #1 sold in 2015, which is dated and less likely to be indicative of the subject's market value as of the January 1, 2017 assessment date.

The Board finds the best evidence of market value to be the remaining four comparables submitted by the parties. These comparables are similar to the subject in location, dwelling size, design, age and features. They sold from August 2016 to April 2017 for prices ranging from \$114,000 to \$166,000 or from \$75.40 to \$109.79 per square foot of living area, land included. The subject's assessment reflects a market value of \$128,262 or \$84.83 per square foot of living

area, land included, which falls within the range established by the best comparable sales in this record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment appears to be supported and no reduction in the subject's assessment is warranted.

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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