



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

APPELLANT: James Lewandowski
DOCKET NO.: 17-01671.001-R-1
PARCEL NO.: 06-32-304-012

The parties of record before the Property Tax Appeal Board are James Lewandowski, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC, in Lake Forest; 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: \$ 13,404
IMPR.: \$ 88,202
TOTAL: \$101,606

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 vinyl siding exterior construction that has 3,513 square feet of living area. The dwelling was built in 2006. The home features a partial finished basement, 4 bathrooms, central air conditioning, a fireplace and a 670 square foot garage. The subject property has a 10,186 square foot site. The subject property is located in Avon Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted six comparable sales located from .03 to .53 of a mile from the subject. The comparables consist of two-story dwellings of vinyl siding exterior construction that were built from 2003 to 2006. Two comparables have partial finished basements and four comparable have unfinished basements. The comparables have 2.5 or 3 bathrooms, central air conditioning and attached garages that

range in size 528 to 609 square feet of building area. Four comparables have a fireplace. The dwellings range in size from 3,142 to 3,433 square feet of living area and are situated on sites that contain from 9,030 to 12,234 square feet of land area. The comparables sold from February 2016 to March 2017 for prices ranging from \$190,000 to \$276,000 or from \$60.47 to \$84.80 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 subject's final assessment of \$101,606. The subject's assessment reflects an estimated market value of \$306,504 or \$87.25 per square foot of living area including land when applying the 2017 three-year average median level of assessment for Lake County of 33.15%.

In support of the subject's assessment, the board of review submitted three comparable sales located from .078 to .184 of a mile from the subject. The comparables consist of two-story dwellings of vinyl siding exterior construction that were built from 2004 to 2006. The comparables have full or partial unfinished basements, 2.5 or 3 bathrooms, central air conditioning, one fireplace and garages that range in size 609 to 701 square feet of building area. The dwellings range in size from 3,433 to 3,787 square feet of living area and are situated on sites that contain 9,100 or 10,015 square feet of land area. The comparables sold in May 2016 or August 2017 for prices ranging from \$309,000 to \$312,000 or from \$82.39 to \$90.30 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 failed to meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted nine comparable sales for the Board's consideration. The Board gave less weight to comparables #1, #2, #4, #5 and #6 submitted by the appellant due to their less similar and smaller dwelling size when compared to the subject. The Board finds the remaining four comparables submitted by the parties are more similar when compared to the subject in location, land area, design, age, dwelling size and most features, however, each comparable has fewer bathrooms and inferior unfinished basements. These comparables sold from April 2016 to August 2017 for prices ranging from \$276,000 to \$312,000 or from \$80.40 to \$90.30 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$306,504 or \$87.25 per square foot of living area including land, which falls within the range established by the most similar comparable sales contained in the record. After considering any necessary 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 well justified. Therefore, 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: 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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COUNTY

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