



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

APPELLANT: Steve Howard
DOCKET NO.: 17-01681.001-R-1
PARCEL NO.: 06-25-302-017

The parties of record before the Property Tax Appeal Board are Steve Howard, 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: \$18,110
IMPR.: \$69,944
TOTAL: \$88,054

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 wood siding exterior construction with 2,216 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished full basement, central air conditioning, a fireplace and a 420 square foot attached garage. The subject property has two full and one half bathroom. The property has an 8,623 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within 0.27 of a mile from the subject property. The comparables have sites that range in size from 8,504 to 10,111 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 1,973 to 2,632 square feet of living area. The homes were built from 1991 to 1993. Each comparable has a basement, two with finished area, central air conditioning and a

garage ranging in size from 400 to 584 square feet of building area. Five of the comparables also have one or two fireplaces. Five of the comparables have an equal bathroom count as the subject and one comparable has one less full bathroom. The comparables sold from March to December 2016 for prices ranging from \$217,500 to \$271,000 or from \$102.96 to \$129.08 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$81,430.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$88,054. The subject's assessment reflects a market value of \$265,623 or \$119.87 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 approximately 0.29 of a mile from the subject property. Board of review comparables #3 and #4 are the same properties as the appellant's comparables #5 and #6, respectively. The comparables have sites that range in size from 8,624 to 13,489 square feet of land area and are improved with two-story dwellings of wood and vinyl siding exterior construction that range in size from 1,973 to 2,280 square feet of living area. The homes were built from 1990 to 1992. Each comparable has a basement, one with finished area, central air conditioning, one fireplace and garage ranging in size from 420 to 441 square feet of building area. All of the comparables have equal bathroom counts as the subject. The comparables sold from October 2015 to August 2017 for prices ranging from \$265,000 to \$308,000 or from \$118.38 to \$138.37 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 record contains eight comparables for the Board's consideration, where two comparables were common to both parties. The Board gave less weight to appellant's comparables #1, #3, #4 and common comparable #6/board of review #4. When compared to the subject, comparable #1 has a significantly larger dwelling size, comparable #3 has one less full bathroom and comparables #4 and #6 have finished basements considered superior to the subject's unfinished basement. The Board also gave little weight to the board of review comparable #1 which has a sale date in 2015 which is more remote in time from the January 1, 2017 assessment date. The Board finds the best evidence of market value to be appellant's comparables #2 and #5/board of review #3 along with board of review comparable #2 which are more similar to the subject in location, site size, age, dwelling size, unfinished basement and most features when compared to the subject. These most similar comparables sold from September 2016 to August 2017 for prices ranging from \$253,000 to \$273,000 or from \$103.35 to \$138.37 per square foot of living

area, including land. The subject's assessment reflects a market value of \$265,623 or \$119.87 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences with the subject, 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.



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: August 18, 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

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

APPELLANT

Steve Howard, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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