



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

APPELLANT: Chris Shahwan
DOCKET NO.: 17-01971.001-R-1
PARCEL NO.: 08-33-303-048

The parties of record before the Property Tax Appeal Board are Chris Shahwan, 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: \$3,150
IMPR.: \$5,211
TOTAL: \$8,361

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 1.5-story dwelling of wood siding construction with 1,468 square feet of living area. The dwelling was constructed in 1915. Features of the home include a crawl space foundation and a 360 square foot detached garage. The property has a 6,362 square foot site and is located in North Chicago, Waukegan 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 information on three comparable sales located within .36 of a mile from the subject property. The comparables have sites ranging in size from 6,209 to 7,376 square feet of land area and are improved with 1.5-story dwellings of wood or aluminum siding exterior construction that were built from 1905 to 1928. The dwellings range in size from 1,382 to 1,411 square feet of living area. Each comparable has an unfinished basement and a garage ranging in size from 380 to 414 square feet

of building area. One comparable has a fireplace. The comparables sold from November 2016 to May 2017 for prices ranging from \$18,000 to \$30,000 or from \$12.76 to \$21.71 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 \$8,361. The subject's assessment reflects an estimated market value of \$25,222 or \$17.18 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%. The subject's property record card submitted by the board of review indicated a permit for repairs was issued in February 2015 and the condition was changed from very poor to average.

In response to the appellant's evidence, the board of review critiqued the appellant's comparables along with two Multiple Listing Service (MLS) sheets and a PTAX-203 Real Estate Transfer Declaration associated with the sales of the appellant's comparables. The appellant's sale #1 was a foreclosure sale which sold in "as is condition with lots of potential and needs work." Appellant's sale #2 was a foreclosure sale that sold in "as is condition with mold in the house." Appellant's sale #3 was not advertised for sale according to the PTAX-203 Real Estate Transfer Declaration.

In support of the subject's assessment, the board of review submitted information on three comparable sales located within .504 of a mile from the subject. The comparables have sites ranging in size from 3,692 to 7,560 of square feet of land area and are improved with 1.5- story dwellings of aluminum siding, wood siding or brick exterior construction that were built from 1910 to 1935. The dwellings range in size from 1,465 to 1,667 square feet of living area. The comparables have unfinished basements and two comparables have garages with either 420 or 660 square feet of building area. The comparables sold in August 2015 or June 2016 for prices ranging from \$42,000 to \$75,000 or from \$28.67 to \$46.70 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 six comparable sales to support their respective positions. The Board gave less weight to the appellant's comparables #1 and #2 due to their condition at the time of sale. The Board also gave less weight to appellant's comparable #3 as it was not advertised for sale which fails to meet one of the key fundamental elements of an arm's-length transaction.

The Board finds the best evidence of the subject's market value to be the board of review comparables. Although two of the three comparables are slightly dated sales, these comparables

submitted the board of review appear to be more similar to the subject in condition. These comparables are also similar to the subject in location, design, dwelling size and features, with the exception that each comparable has a superior basement foundation and one comparable lacks a garage. The comparables sold in August 2015 or June 2016 for prices ranging from \$42,000 to \$75,000 or from \$28.67 to \$46.70 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$25,222 or \$17.18 per square foot of living area, including land, which falls below the range established by the best comparables in the record. After considering adjustments to the comparables for differences including features such as basements and garages when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and therefore, 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



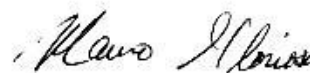
Member

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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