



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

APPELLANT: Guadalupe Alday
DOCKET NO.: 17-02088.001-R-1
PARCEL NO.: 08-19-106-015

The parties of record before the Property Tax Appeal Board are Guadalupe Alday, 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: \$5,972
IMPR.: \$41,369
TOTAL: \$47,341

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 split-level dwelling of wood siding exterior construction with 1,108 square feet of above-grade living area. The dwelling was constructed in 2002. Features of the home include a finished lower level, central air conditioning, one fireplace and a 520 square foot garage. The property has an 8,063 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located within .13 of a mile of the subject. The comparables are described as a tri-level, a ranch or a split-level dwelling of wood siding exterior construction ranging in size from 1,080 to 1,924 square feet of above-grade living area. The dwellings were built from 1915 to 2002. Three comparables have lower levels, with two having finished area; one comparable has an unfinished basement; all comparable have central air conditioning and three comparables each

have a garage with either 492 or 624 square feet of building area. The comparables have improvement assessments ranging from \$18,886 to \$39,997 or from \$14.07 to \$37.03 per square foot of above grade living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$47,341. The subject property has an improvement assessment of \$41,369 or \$37.34 per square foot of above grade living area.

In support of its contention of the correct assessment, the board of review submitted information on eight equity comparables located within .10 of a mile from the subject. Board of review comparables #1 and #3 are the same properties as appellant's comparables #1 and #2. The comparables consist of split-level dwellings of wood siding exterior construction ranging in size from 1,026 to 1,219 square feet of above grade living area. The dwellings were constructed from 2000 to 2006. The comparables each have a finished lower level, seven comparables have central air conditioning and each comparable has a garage ranging in size from 480 to 528 square feet of building area. The comparables have improvement assessments ranging from \$38,170 to \$45,137 or from \$37.03 to \$39.35 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted ten equity comparables for the Board's consideration which includes the parties' two common comparables. The Board gave less weight to the appellant's comparables #3 and #4 due to their dissimilar style, age, dwelling size and/or lack of a garage when compared to the subject. The Board finds the best evidence of assessment equity to be the board of review comparables which includes the parties' two common comparables. These eight comparables are more similar to the subject in location, dwelling size, design, age and features. The comparables have improvement assessments ranging from \$38,170 to \$45,137 or from \$37.03 to \$39.35 per square foot of above grade living area. The subject has an improvement assessment of \$41,369 or \$37.34 per square foot of above grade living area, which falls within the range established by the best comparables in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and no reduction in the subject's assessment is 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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