



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

APPELLANT: Marvin Sabido
DOCKET NO.: 17-02179.001-R-1
PARCEL NO.: 16-26-403-011

The parties of record before the Property Tax Appeal Board are Marvin Sabido, 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: \$65,470
IMPR.: \$39,911
TOTAL: \$105,381

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 one-story dwelling of stucco exterior construction with 1,098 square feet of living area. The dwelling was constructed in 1926. Features of the home include a full unfinished basement and a fireplace. The property is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located from .34 of a mile to 1.14 miles from the subject property. The comparables are described as one-story dwellings of wood siding or brick exterior construction ranging in size from 1,076 to 1,386 square feet of living area. The dwellings were constructed from 1925 to 1959. The comparables have basements, with three having finished area. In addition, three comparables have central air conditioning; two comparables each have a fireplace; and three comparables each have a garage ranging in size

from 220 to 462 square feet of building area. The comparables sold from February 2016 to April 2017 for prices ranging from \$162,500 to \$351,000 or from \$151.02 to \$279.45 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$105,381. The subject's assessment reflects a market value of \$317,891 or \$289.52 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 the subject's assessment, the board of review submitted information on five comparable sales located from .43 of a mile to 1.14 miles from the subject property. The board of review comparable #3 was also submitted by the appellant. The comparables are described as one-story dwellings of wood siding or brick exterior construction ranging in size from 966 to 1,163 square feet of living area. The dwellings were constructed from 1926 to 1951. The comparables have basements, with three having finished area. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 264 to 528 square feet of building area. The comparables sold from May 2015 to June 2018 for prices ranging from \$325,000 to \$404,500 or from \$279.45 to \$371.78 per square foot of living area, including land. The board of review's grid analysis indicates comparable #2 sold twice. It sold for \$345,000 in June 2016 and for \$404,500 in June 2018. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

The appellant argued board of review comparable #1 was a complete rehab and is an outlier in the assessment neighborhood.

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 Board finds the parties submitted eight comparables for consideration which includes the parties common comparable, none of which are truly similar to the subject in all features. Nevertheless, the Board gave less weight to the appellant's comparable #1 which appears to be an outlier when compared to the other sales in the record. The Board also gave less weight to appellant's comparables #2 and #3 due to their larger dwelling sizes when compared to the subject and the parties common comparable for being located over 1.14 miles from the subject property. In addition, the Board gave reduced weight to board of review comparables #4 and #5 as their 2015 and 2018 sale dates are less proximate in time to the January 1, 2017 assessment date. Lastly, the Board also gave less weight to the 2018 sale date of the board of review comparable #2 which is less proximate in time to the subject's January 1, 2017 assessment date.

The Board finds the best evidence of market value for the subject property to be board of review comparables #1 and #2 which are more similar to the subject in dwelling size, design, age and features though both have superior basement finish and garages. The comparables sold in May 2017 and June 2016 for prices of \$358,000 and \$345,000 or \$370.60 and \$317.10 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$317,891 or \$289.52 square foot of living area, including land, falls below the range established by the best comparable sales in the record. After considering any necessary adjustments to the comparables for differences such as basement finish and garages when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported.

Based on this record, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and 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: September 17, 2019



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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