



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

APPELLANT: Ellyn Shepard
DOCKET NO.: 17-02619.001-R-1
PARCEL NO.: 02-17-107-005

The parties of record before the Property Tax Appeal Board are Ellyn Shepard, 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: \$12,719
IMPR.: \$71,329
TOTAL: \$84,048

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 wood-sided apartment building that contains 1,728 square feet of above-grade building area and has a 1,728 square foot lower level with 1,382 square feet of finished area. This four-unit building has one, one-bedroom apartment and three, two-bedroom apartments. The building, which was constructed in 1988 but has an effective age of 1990, features central air conditioning and a 960-square foot detached garage. The property has an 8,712 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within .82 of a mile from the subject property, all of which are located in Antioch. The comparables have sites ranging in size from 6,672 to 19,097 square feet of land area and consist of two-story wood-sided apartment buildings that were built from 1950 to 1965. The buildings range in size from 1,330 to 5,600

square feet of building area. Comparable #1 is a five-unit building and comparables #2 and #3, which are located next door to each other, are two-unit buildings. The comparables sold from February to November 2016 for prices ranging from \$88,000 to \$360,000 or from \$44,000 to \$74,000 per unit or from \$60.21 to \$66.17 per square foot of building area, including land. Counsel for the appellant submitted Multiple Listing Service (MLS) sheets associated with the sale of each comparable. The listing sheet for comparable #1 states that the building is extremely well maintained and features five two-bedroom units, four of which have been completely remodeled in the last two years. The listing sheets for comparables #2 and #3 state that these are adjacent properties and are both being sold in As-Is condition. Comparable #2 features two two-bedroom apartments, while comparable #3 features two one-bedroom apartments. 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 \$84,048. The subject's assessment reflects a market value of \$253,538 or \$63,385 per apartment or \$81.52 per square foot of building 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 a grid analysis and property record cards for the subject and three comparable sales, one of which was also submitted by the appellant. The board of review did not disclose the proximity of these buildings to the subject property, but all are located in Antioch. The comparables have sites ranging in size from 10,019 to 19,097 square feet of land area and consist of one, one-story and two, two-story brick or frame apartment buildings that were built from 1965 to 1988. The buildings range in size from 2,912 to 5,600 square feet of building area. Comparable #1 has five two-bedroom units and comparables #2 and #3 each have four two-bedroom units. The comparables sold from January 2015 to February 2016 for prices ranging from \$250,000 to \$360,000 or from \$62,500 to \$77,500 per apartment or from \$64.29 to \$85.85 per square foot of building 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 five suggested comparable sales to support their respective positions before the Property Tax Appeal Board, as the property designated as comparable #1 by both parties is the same property. Although none of the comparables are particularly similar to the subject property, the Board has given little weight to the appellant's comparables #2 and #3 each of which is a two-unit apartment building, dissimilar to the subject which is a four-unit apartment building, and as also both properties were sold in As-Is condition calling into question the condition of the properties at the time of sale. The Board also gave less weight to board of

review comparable #2 as its January 2015 sale is dated relative to the January 1, 2017 assessment date at issue.

The Board finds the best evidence of market value to be the parties' common comparable and board of review comparable sale #3. While these comparables have varying degrees of similarity to the subject, they are the best comparables available for the Board's consideration. These comparables contain either a four-unit or five-unit apartment building and bracket the subject property in building area. The comparables sold in January or February 2016 for \$360,000 and \$250,000 or for \$72,000 and \$62,500 per apartment or for \$64.29 and \$85.85 per square foot of building area, including land, respectively. The subject's assessment reflects a market value of \$253,538 or \$63,385 per apartment or \$81.52 per square foot of building area, land included, which is supported by the best comparable sales in the record. Based on this evidence 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: October 20, 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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