



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

APPELLANT: Val & Petre Zob
DOCKET NO.: 17-02779.001-R-1
PARCEL NO.: 01-36-105-013

The parties of record before the Property Tax Appeal Board are Val & Petre Zob, the appellants, 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: \$29,364
IMPR.: \$10,386
TOTAL: \$39,750

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 wood siding exterior construction with 863 square feet of living area. The dwelling was built in 1937 and features a partial unfinished basement. The subject has an 8,590 square foot site and is located in Antioch, Lake Villa Township, Lake County, Illinois.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on three comparable sales located within .11 of a mile of the subject property. The comparables consist of one-story dwellings of wood siding exterior construction ranging in size from 984 to 1,839 square feet of living area. The dwellings were built from 1932 to 1952 on sites ranging in size from 11,834 to 16,553 square feet of land area. Each comparable has a basement with two having finished area and central air conditioning. Two comparables each have one fireplace and

each comparable has a garage ranging in size from 528 to 664 square feet of building area. The appellant also submitted Multiple Listing Service (MLS) sheets associated with the sales of comparables #2 and #3. The comparables sold from January 2015 to July 2016 for prices ranging from \$147,000 to \$224,000 or from \$121.81 to \$149.39 per square foot of living area, including land. The appellant's grid analysis indicates the subject sold in September 2015 for \$60,000. Based on this evidence, the appellants 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 \$39,750. The subject's assessment reflects an estimated market value of \$119,910 or \$138.94 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%.

In support of the subject's assessment, the board of review submitted information on three comparable sales located within .12 of a mile of the subject.¹ The comparables consist of one-story dwellings of wood siding exterior construction that were built from 1928 to 1952 on sites ranging in size from 6,041 to 16,553 square feet of land area. The dwellings range in size from 840 to 1,232 square feet of living area. The comparables have basements, with two having finished area. Two comparables have central air conditioning, one comparable has a fireplace and two comparables each have a garage with 528 or 660 square feet of building area. The comparables sold from January 2016 to July 2016 for prices ranging from \$147,000 to \$175,250 or from \$142.25 to \$208.33 per square foot of living area, including land. The board of review also submitted a PTAX-203 Real Estate Transfer Declaration for the September 2015 sale of the subject which noted the subject was not advertised for sale. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and no reduction in the subject's assessment is warranted.

As to the sale of the subject property, the Board gave little weight as it was not advertised for sale which does not meet one of the key fundamental elements of an arm's length transaction. Furthermore, it sold in September 2015 which is dated and less likely to be reflective of market value as of the January 1, 2017 assessment date.

The parties submitted four suggested comparable sales for the Board's consideration, which includes two comparables common to both parties. The Board gave less weight to the appellants' comparable #1 as it has a significantly larger dwelling size when compared to the

¹ Board of review comparables #2 and #3 are the same properties as appellants' comparables #3 and #2, respectively.

subject and sold in January 2015 which is not proximate in time to the January 1, 2017 assessment date.

The Board finds the best evidence of the subject's market value to be the board of review comparables, which includes the parties' two common comparables. These comparables are similar in location and design to the subject with varying degrees of similarity to the subject in land size, age and features. The Board recognizes adjustments would have to be considered for differences in lot size, dwelling size, basement finish, central air conditioning and garages. These comparables sold from January 2016 to July 2016 for prices ranging from \$147,000 to \$175,250 or from \$142.25 to \$208.33 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$119,910 or \$138.94 per square foot of living area including land, which falls below the range established by the most similar comparable sales contained in the record. After considering any necessary adjustments to the comparables for differences, 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 appellants failed to prove by a preponderance of the evidence that subject was overvalued. 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



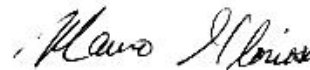
Member

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: April 21, 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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COUNTY

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