



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

APPELLANT: Valerie Hearton
DOCKET NO.: 17-02789.001-R-1
PARCEL NO.: 04-21-301-020

The parties of record before the Property Tax Appeal Board are Valerie Hearton, 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: \$3,639
IMPR.: \$29,691
TOTAL: \$33,330

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 924 square feet of above grade living area. The dwelling was built in 1977. Features of the home include an 864 square foot finished lower level and a 576 square foot detached garage. The subject has a 6,815 square foot site and is located in Zion, Zion Township, Lake County, Illinois.

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 five comparable sales located from .60 of a mile to 2.51 miles from the subject property. The comparables consist of split-level dwellings of wood or vinyl siding exterior construction ranging in size from 960 to 999 square feet of above grade living area. The dwellings were built from 1961 to 1979 and have sites ranging in size from 5,577 to 22,980 square feet of land area.

Each comparable has a finished lower level, four comparables have central air conditioning, three comparables each have a fireplace, and four comparables each have a garage ranging in size from 410 to 624 square feet of building area. The appellant also submitted a Multiple Listing Service sheet associated with the sale of comparable #4 which stated the property was a “completely renovated beautiful starter home.” The comparables sold from May 2016 to January 2017 for prices ranging from \$68,000 to \$113,000 or from \$69.11 to \$113.11 per square foot of above grade 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 \$33,330. The subject's assessment reflects an estimated market value of \$100,543 or \$108.81 per square foot of above grade 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 seven comparable sales located from .74 of a mile to 1.508 miles from the subject. Board of review comparable #3 is the same property as appellant's comparable #4. The comparables have sites ranging in size from 5,577 to 10,150 square feet of land area and improved with split-level and tri-level dwellings of wood, vinyl or aluminum siding exterior construction that were built from 1977 to 1987. The dwellings range in size from 852 to 1,052 square feet of above grade living area. Each comparable has a finished lower level, six comparables have central air conditioning and three comparables each have a garage ranging in size from 308 to 576 square feet of building area. The comparables sold from June 2016 to October 2018 for prices ranging from \$99,000 to \$150,000 or from \$98.61 to \$176.06 per square foot of above grade 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 no reduction in the subject's assessment is warranted.

The parties submitted 11 suggested comparable sales for the Board's consideration, with one comparable common to both parties. The Board gave less weight to the appellant's comparables #2 and #3 due to their larger lot sizes when compared to the subject's lot size. The Board also gave less weight to board of review comparables #1, #2 and #4 through #7 due to their dissimilar style and/or sale dates in 2018 which are less proximate in time to the January 1, 2017 assessment date and less likely to be reflective of market as of that date.

The Board finds the best evidence of the subject's market value to be the appellant's comparables #1, #4 and #5 which includes the parties' common comparable. These comparables are similar to the subject in lot size, design, dwelling size and features except for two comparables have superior central air conditioning and one comparable lacks a garage. The comparables sold in May and June 2016 for prices ranging from \$68,000 to \$113,000 or from

\$69.11 to \$113.11 per square foot of above grade living area, including land. The subject's assessment reflects an estimated market value of \$100,542 or \$108.81 per square foot of living area, including land, which falls within the range established by the best comparable sales contained in the record. After considering 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 appellant 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: June 16, 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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