



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

APPELLANT: Linda & Larry Willis
DOCKET NO.: 17-02830.001-R-1
PARCEL NO.: 05-23-300-005

The parties of record before the Property Tax Appeal Board are Linda & Larry Willis, 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: \$7,261
IMPR.: \$12,078
TOTAL: \$19,339

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 475 square feet of living area. The dwelling was built in 1955 on a crawl space foundation. The subject has a 14,375 square foot site and is located in Grant 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 over 1.5 miles from the subject property. The comparables consist of one-story dwellings of wood siding exterior construction ranging in size from 784 to 880 square feet of living area. The dwellings were built in 1940 and 1955 and have sites ranging in size from 7,150 to 10,400 square feet of land area. Comparable #3 has an effective age of 1965. The comparables either have a concrete slab foundation, crawl space foundation or a partial unfinished basement. One comparable has central air conditioning, two comparables each

have one fireplace and each comparable has a garage ranging in size from 240 to 744 square feet of building area. The comparables sold from February 2016 to August 2016 for prices ranging from \$50,000 to \$87,500 or from \$62.81 to \$99.43 per square foot of living area, including land. 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 \$19,339. The subject's assessment reflects an estimated market value of \$58,338 or \$122.82 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 over 1.7 miles from the subject. The comparables consist of one-story dwellings of wood siding exterior construction that were built in 1943 and 1948 and have sites ranging in size from 3,750 to 10,000 square feet of land area. Comparable #1 has an effective age of 1965. The dwellings range in size from 748 to 889 square feet of living area. One comparable has a full unfinished basement. Two comparables each have a crawl space foundation and a garage with either 400 or 598 square feet of building area. One comparable has central air conditioning. The comparables sold from June 2016 to September 2017 for prices ranging from \$89,900 to \$113,000 or from \$120.19 to \$141.03 per square foot of living area, including land. 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.

The parties submitted six suggested comparable sales for the Board's consideration. The Board gave less weight to the appellants' comparable #3 and the board of review comparable #1 as they both have basements unlike the subject.

The Board finds the best evidence of the subject's market value to be the parties four remaining comparables. These comparables are similar to the subject in location, age, design and some features. The Board recognizes the comparables have superior dwelling sizes and garages but inferior lot sizes when compared to the subject. These comparables sold from May 2016 to September 2017 for prices ranging from \$50,000 to \$113,000 or from \$62.81 to \$141.03 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$58,338 or \$122.82 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 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Linda & Larry Willis, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085