



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

APPELLANT: Derek Monroe
DOCKET NO.: 17-02947.001-R-1
PARCEL NO.: 06-09-315-028

The parties of record before the Property Tax Appeal Board are Derek Monroe, the appellant; 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: \$8,276
IMPR.: \$47,145
TOTAL: \$55,421

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 2-story wood-sided dwelling containing 1,743 square feet of living area that was constructed in 2000. Features of the home include an unfinished basement and an attached garage with 360 square feet of building area.¹ The dwelling is situated on a 5,663-square foot site and is located in Lake Villa Township, Lake County.

The appellant contends overvaluation with regard to both land and the improvement as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of three comparable sales located from .05 to .20 of a mile from the subject property. The properties consist of lots ranging in size from 5,663 to 8,712 square feet of land area and are improved with one, part 1-story and part 2-story dwelling, and two, 2-story dwellings ranging in size from 1,695 to 1,772 square feet of living area. The homes were built in 1998 or 1999. One dwelling has a basement and two homes were built on concrete slab foundations. Two dwellings have central

¹ Some descriptive information was drawn from the property record card submitted by the board of review.

air-conditioning; two dwellings each have a fireplace; and each dwelling has an attached garage with either 360 or 483 square feet of building area. The sales of the comparables occurred from April to November 2016 for prices ranging from \$121,000 to \$148,000 or from \$69.78 to \$86.73 per square foot of living area, including land.

Based on this evidence, the appellant requested that the subject's land assessment be reduced to \$7,380 and the improvement assessment be reduced to \$38,820 to reflect a combined market value of \$138,620 or \$79.53 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's land assessment of \$8,276 and improvement assessment of \$47,145. The subject's total assessment reflects a market value of approximately \$167,183 or \$95.92 per square foot of living area, land included, when applying 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 containing information on the subject as well as four comparable sales located from .093 to .279 of a mile from the subject property. The parcels are improved with two-story wood-sided dwellings containing either 1,734 or 1,738 square feet of living area. The dwellings were constructed between 1998 and 2000 on lots ranging in size from 5,663 to 8,276 square feet of land area. The comparables each feature a basement with one having finished area. Each home also has central air conditioning, one has a fireplace, and each home has a garage containing either 360 or 440 square feet of building area. The sales of the comparables occurred from September 2016 to August 2017 for prices ranging from \$175,000 to \$205,900 or from \$100.92 to \$118.74 per square foot of living area, including land. The board of review submission also includes a grid analysis and the property record cards for the appellant's three comparable sales.

Based on this evidence, the board of review requested that the subject's land and improvement assessments be confirmed.

Conclusion of Law

The appellant contends the market value of the subject's land and improvement 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.

Initially, the Board finds that the appellant has submitted one grid analysis containing three comparable sales in support of his request for a reduction in both land and improvement assessments. The Board finds the subject parcel consists of real property including both land and improvements thereon. In Showplace Theatre Company v. Property Tax Appeal Board, 145 Ill.App 3d. 774 (2nd Dist. 1986), the court held an appeal to the Property Tax Appeal Board

includes both land and improvements and together constitute a single assessment in this market value case. In accordance with Showplace, the Property Tax Appeal Board analyzed the subject's total assessment in making the determination on whether its assessment is reflective of its fair cash value.

The parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparables #1 and #2 based on their dissimilar concrete slab foundations compared to the subject's basement foundation. The Board also gave reduced weight to the board of review's comparable #4 based on having finished basement area, unlike the subject's unfinished basement.

The Board finds parties' remaining comparables to be most similar to the subject in terms of physical proximity to the subject, lot size, dwelling size, design, age, and most features. However, the comparables each have central air-conditioning, and one comparable has a fireplace, which are superior features relative to the subject thus requiring downward adjustments to make them more equivalent to the subject. The best comparables in this record sold from April 2016 to August 2017 for prices ranging from \$147,000 to \$205,900 or from \$86.73 to \$118.74 per square foot of living area, including land. The subject's total assessment reflects a market value of \$138,620 or \$79.53 per square foot of living area, land included, which falls below the range established by the best comparable sales in this record.

After considering adjustments to the comparables for differences compared to the subject, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject's land or improvement is overvalued. Therefore, the Board finds that based on this evidence, the subject's estimated market value as reflected by its land and improvement assessments is supported and no reduction in the subject's assessment is warranted.

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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