



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

APPELLANT: Hugo Lopez
DOCKET NO.: 17-03155.001-R-1
PARCEL NO.: 08-16-407-022

The parties of record before the Property Tax Appeal Board are Hugo Lopez, 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: \$7,450
IMPR.: \$28,745
TOTAL: \$36,195

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 two-story dwelling of wood siding exterior construction with 2,456 square feet of living area. The dwelling was constructed in 1915. Features of the home include an unfinished partial basement and a 480 square foot detached garage. The property has a 7,823 square foot site and is located in Waukegan, Waukegan 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 1.94 miles from the subject property. The comparables have sites that range in size from 3,786 to 7,295 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,426 to 2,748 square feet of living area. The homes were built from 1905 to 1925. Each comparable has an unfinished basement and two of the comparables each have a garage with 400 or 560 square feet of building area. The comparables sold from January to December 2016 for prices ranging from \$60,000 to \$77,500 or from \$21.83

to \$31.95 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$30,790.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$36,195. The subject's assessment reflects a market value of \$109,186 or \$44.46 per square foot of living 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 provided a grid analysis and property record cards of eight comparable sales located within approximately 0.77 of a mile from the subject property. The comparables have sites that range in size from 5,129 to 12,772 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,112 to 2,822 square feet of living area. The homes were built from 1901 to 1930. Each comparable has an unfinished basement and one or two garages ranging in size from 324 to 900 square feet of building area. Comparable #4 has two garages each with 572 square feet of building area. The comparables sold from March 2016 to September 2018 for prices ranging from \$114,000 to \$196,000 or from \$40.40 to \$79.48 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eleven comparables for the Board's consideration. The Board gives less weight to the appellant's comparables due to distance greater than one mile from the subject property, smaller site size and/or lack of garage when compared to the subject. The Board also gives little weight to the board of review comparables #5, #6 and #8 which sold in 2018 and are less proximate in time to the subject's January 1, 2017 assessment date and therefore less indicative of market value. The Board gives reduced weight to the board of review comparable #4 which has two detached garages compared to the subject's one garage and also appears to be an outlier with respect to sale price. The Board finds the best evidence of market value to be board of review comparables #1, #2, #3 and #7 which are more similar in location, site size, dwelling size and most features. These four comparables sold from March 2016 to October 2017 for prices ranging from \$132,000 to \$172,500 or from \$55.51 to \$64.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$109,186 or \$44.46 per square foot of living area, including land, which is below the range established by the best comparable sales in this 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: July 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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