



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

APPELLANT: Alonso Banos
DOCKET NO.: 17-03157.001-R-1
PARCEL NO.: 08-07-211-010

The parties of record before the Property Tax Appeal Board are Alonso Banos, 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: \$10,487
IMPR.: \$39,559
TOTAL: \$50,046

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 tri-level style dwelling of aluminum siding exterior construction with 1,276 square feet of above-grade living area. The dwelling was constructed in 1988. Features of the home include a 660 square foot finished lower level, central air conditioning, a fireplace and a 576 square foot garage. The property has an 8,344 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 between 3.70 and 5.02 miles from the subject. The comparables have sites ranging in size from 5,577 to 8,225 square feet of land area. The comparables were improved with split-level style or tri-level style dwellings of aluminum or wood siding exterior construction ranging in size from 925 to 1,232 square feet of living area. The dwellings were built from 1969 to 1998. Each comparable has 616 to 936 square feet of finished lower level and central air conditioning. In addition, one comparable has

a fireplace and two comparables each have a garage containing 440 or 484 square feet of building area. The comparables sold from February 2016 to October 2017 for prices ranging from \$66,200 to \$133,000 or from \$53.73 to \$143.78 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 \$50,046. The subject's assessment reflects a market value of \$150,968 or \$118.31 per square foot of above-grade 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 submitted information on four comparable sales located between .316 and .886 of a mile of the subject property. The comparables have sites ranging in size from 7,555 to 40,510 square feet of land area. The comparables were described as tri-level¹ style dwellings of aluminum or wood siding exterior construction ranging in size from 1,096 to 1,448 square feet of living area. The dwellings were built from 1987 to 1996. Each comparable features a 568 to 1,248 square foot finished lower level and one comparable has a 500 square foot unfinished basement. In addition, three comparables have central air conditioning, one comparable has a fireplace and each comparable has one or two garages ranging in size from 550 to 876 square feet of building area. The comparables sold from September 2016 to August 2018 for prices ranging from \$149,000 to \$285,000 or from \$109.72 to \$196.82 per square foot of above-grade living area, including land. In further support of its contention of the correct assessment, the board of review reported the subject property was purchased in February 2017 for a price of \$160,000 or \$125.39 per square foot of living area, including land and submitted a copy of the PTAX-203 Real Estate Transfer Declaration relating to the sale. 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 a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board gave less weight the appellant's comparable sales because they are distant in location from the subject as the properties were more than 3.70 miles away. The Board gave reduced weight to board of review comparables #3 and #4 due to their significantly larger land areas when compared to the subject.

¹ The Board of review grid analysis and property record card evidence differ regarding the design and/or features of comparable sales #2 and #3. The Board finds the best evidence of design and features to be depicted in the property record card evidence and photographic evidence submitted by the board of review.

The Board finds the best evidence of market value to be comparables #1 and #2 submitted by the board of review. Although comparable #1 sold 20 months after the assessment date at issue, these two comparables are most similar to the subject in location, design, dwelling size, age and features. These comparables sold in September 2016 and August 2013 for prices of \$149,000 and \$155,000 or \$109.72 and \$141.42 per square foot of above-grade living area, including land. The subject's assessment reflects a market value of \$150,968 or \$118.31 per square foot of above-grade living area including land, which is supported by the most similar comparable sales contained in this 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. Furthermore, the subject's assessment reflects an estimated market value that is less than the reported sale in February 2017 for a price of \$160,000 or \$125.39 per square foot of above-grade living area, including land. Therefore, 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: January 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

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