



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

APPELLANT: Steven Stein
DOCKET NO.: 18-00104.001-R-1
PARCEL NO.: 07-06-302-016

The parties of record before the Property Tax Appeal Board are Steven Stein, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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: \$20,438
IMPR.: \$96,053
TOTAL: \$116,491

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 2018 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 is improved with a two-story dwelling with a wood siding exterior that contains 3,152 square feet of living area. The dwelling was constructed in 1997. Features of the home include a full basement that is partially finished, central air conditioning, one fireplace and a three-car attached garage with 660 square feet of building area. The property has a 9,148 square foot site and is located in Lake Villa, Warren 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 improved with two-story dwellings with wood siding exteriors that range in size from 3,012 to 3,203 square feet of living area. The dwellings were built from 1996 to 2001. Each comparable has a basement with two being partially finished, central air conditioning, one fireplace and an attached garage ranging in size from 630 to 735 square feet of building area. These properties have sites with either 12,197 or

12,632 square feet of land area and are located within .22 miles of the subject property. The sales occurred from June 2017 to August 2018 for prices ranging from \$290,000 to \$347,500 or from \$96.28 to \$103.03 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$109,989.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$116,491. The subject's assessment reflects a market value of \$352,149 or \$111.72 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales improved with two-story dwellings with wood siding exteriors ranging in size from 3,039 to 3,586 square feet of living area. The homes were built from 1997 to 2001. Each comparable has a basement that is partially finished, central air conditioning, one or two fireplaces and an attached garage ranging in size from 615 to 660 square feet of building area. The comparables have sites ranging in size from 8,712 to 12,632 square feet of land area and are located within approximately .174 miles from the subject property. The sales occurred from January 2016 to September 2018 for prices ranging from \$332,500 to \$427,000 or from \$104.49 to \$123.03 per square foot of living area, including land.

The board of review requested the assessment be sustained.

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 record contains nine sales submitted by the parties to support their respective positions. All the comparables are relatively similar to the subject property in location, style, age, construction and features. The Board gives less weight to appellant's comparable #3 because it has an unfinished basement while the subject has finished basement area. The Board gives less weight to board of review comparables #1 and #2 because they sold in November 2016 and January 2016, respectively, not as proximate in time to the assessment date as the remaining sales. The Board gives less weight to board of review sales #3 and #4 as each property is improved with a dwelling that is approximately 13% larger than the subject dwelling. The Board gives most weight to appellant's comparables #1 and #2 and board of review comparables #5 and #6 as these properties are most similar to the subject dwelling in size and features as well as selling proximate in time to the assessment date. These four properties sold for prices ranging from \$330,000 to \$385,220 or from \$103.03 to \$123.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$352,149 or \$111.72 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as

established by the board of review is correct and 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: August 18, 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

Steven Stein, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

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