



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

APPELLANT: Sheree Barta  
DOCKET NO.: 18-00105.001-R-1  
PARCEL NO.: 07-17-115-001

The parties of record before the Property Tax Appeal Board are Sheree Barta, 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 **a reduction** 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:** \$17,390  
**IMPR.:** \$68,610  
**TOTAL:** \$86,000

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 containing 2,240 square feet of living area. The dwelling was built in 1997. Features of the home include an unfinished basement, central air conditioning, and a two-car attached garage with 420 square feet of building area. The property has a 6,098 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales improved with two-story dwellings with wood siding exteriors that range in size from 2,184 to 2,559 square feet of living area. The dwellings were built from 1994 to 1998. Each comparable has a basement with three being partially finished, central air conditioning, and an attached garage ranging in size from 420 to 552 square feet of building area. Four of the comparables have one fireplace each. These

properties have sites ranging in size from 6,098 to 8,276 square feet of land area and are located within .28 miles of the subject property. The sales occurred from September 2017 to August 2018 for prices ranging from \$235,000 to \$275,000 or from \$103.84 to \$123.17 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$79,325.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$92,132. The subject's assessment reflects a market value of \$278,513 or \$124.34 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 1,974 to 2,252 square feet of living area. The homes were built from 1994 to 1997. Each comparable has a basement with five having finished area, central air conditioning, and an attached garage ranging in size from 420 to 480 square feet of building area. Five comparables have one fireplace each. The comparables have sites ranging in size from 5,405 to 8,712 square feet of land area and are located within approximate .17 miles from the subject property. The sales occurred from May 2017 to July 2018 for prices ranging from \$265,000 to \$296,000 or from \$123.17 to \$134.25 per square foot of living area, including land. Board of review comparable #3 is the same property as appellant's comparable #5.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eleven sales submitted by the parties to support their respective positions with one common sale. All the comparables are relatively similar to the subject property in location, style, age, construction and features with the exception that eight of the comparables each have one fireplace while the subject has no fireplace, and seven of the comparables have partial finished basements while the subject has an unfinished basement. Overall the comparables sold for prices ranging from \$235,000 to \$296,000 or from \$103.84 to \$134.25 per square foot of living area, land included. Downward adjustments to the prices for those comparables with finished basement area and/or fireplaces would be needed to make them more equivalent to the subject property. The two comparables that are most similar to the subject in size and features are appellant's comparables #4 and #6. Each of these homes has an unfinished basement and no fireplace, like the subject dwelling. These two comparables sold for prices of \$235,000 and \$261,500 or for \$103.84 and \$116.12 per square foot of living area, including land. The subject's assessment reflects a market value of \$278,513 or \$124.34 per square foot of living

area, including land, which is above the prices of by the two 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 incorrect and a reduction in the subject's assessment is 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

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