



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

APPELLANT: David Spada
DOCKET NO.: 18-00117.001-R-1
PARCEL NO.: 10-18-102-017

The parties of record before the Property Tax Appeal Board are David Spada, 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: \$30,949
IMPR.: \$75,339
TOTAL: \$106,288

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 consists of a two-story dwelling with a vinyl siding exterior containing 3,584 square feet of living area. The dwelling was built in 2006. Features of the home include an unfinished basement, central air conditioning, one fireplace and a two-car attached garage with 540 square feet of building area. The property has an 11,400 square foot site and is located in Wauconda, Fremont 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 of frame construction ranging in size from 2,942 to 3,962 square feet of living area. Each dwelling is thirteen years old. Each property has an unfinished basement, central air conditioning, one fireplace and an attached garage ranging in size from 500 to 674 square feet of building area. These properties have sites ranging in size from 9,753 to 14,723 and are located in the same neighborhood and within .51 miles of the subject property. The sales occurred in March and

September 2017 for prices ranging from \$245,000 to \$350,000 or from \$83.28 to \$88.34 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$103,100.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$106,288. The subject's assessment reflects a market value of \$321,306 or \$89.65 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 four comparable sales improved with two-story dwellings with vinyl siding exteriors ranging in size from 3,340 to 3,962 square feet of living area. The dwellings were built in 2006 and 2007. Each comparable has a basement with one having finished area, central air conditioning, and an attached garage with 540 or 674 square feet of building area. Three comparables have one fireplace. The comparables have sites ranging in size from 10,402 to 16,326 square feet of land area and are located within the .15 miles from the subject property. These comparables sold from May 2016 to October 2018 for prices ranging from \$325,000 to \$385,000 or from \$88.34 to \$107.42 per square foot of living area, including land. Board of review comparable #1 is the same property as appellant's comparable #2.

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 six sales submitted by the parties with one sale being common to both parties. The comparables are similar to the subject property in location, style, age and features with the exception that board of review comparable #3 has finished basement area unlike the subject's unfinished basement. The Board gives less weight to appellant's comparable #2/board of review comparable #1 and appellant's comparable sale #3 due to differences from the subject dwelling is size. The Board gives most weight to appellant's comparable sale #1 and board of review comparables #2 through #4 as these four homes are most similar to the subject in size. These most similar comparables sold for prices ranging from \$285,000 to \$385,000 or from \$87.29 to \$107.42 per square foot of living area, including land. The sale at the high end of the range has finished basement area, which would require a downward adjustment to make it more equivalent to the subject property. The subject's assessment reflects a market value of \$321,306 or \$89.65 per square foot of living area, including land, which is within the range established by the best comparable sales in this record but below three of the four comparables. 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

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COUNTY

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