



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

APPELLANT: National Home Rental  
DOCKET NO.: 18-00161.001-R-1  
PARCEL NO.: 06-23-405-051

The parties of record before the Property Tax Appeal Board are National Home Rental, the appellant, by attorney Peter D. Verros of Verros Berkshire, PC in Chicago; 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:** \$5,042  
**IMPR.:** \$36,060  
**TOTAL:** \$41,102

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 townhouse with a vinyl siding exterior built in 1999. Features of the home include a partial basement with finished area, central air conditioning, and a built-in two-car garage in the basement. The property has a 1,742 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$116,000 as of January 1, 2017. The report was prepared by Michael Pomorski, an Illinois Certified General Real Estate Appraiser. The appraiser described the subject property as having 1,569 square feet of living area and a basement with a 330 square foot recreational room. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value using three comparable sales improved with two-story townhomes with either 1,236 or

1,588 square feet of living area. The dwellings were 15 or 17 years old. Each property has a basement that is partially finished with a recreation room, central air conditioning and a two-car built-in garage. The sales occurred from September 2016 to December 2017 for prices ranging from \$114,000 to \$123,000 or from \$77.46 to \$93.04 per square foot of living area, inclusive of the land. The appraiser adjusted the comparables for condition, room count and size to arrive at adjusted prices ranging from \$115,830 to \$118,000 and arrived at an estimated market value of \$116,000. The appellant requested the subject's assessment be reduced to \$38,663 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,102. The subject's assessment reflects a market value of \$124,250 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. The board of review submitted a copy of the subject's property record card describing the dwelling as having 1,333 square feet of finished area. The property record card contained a diagram with dimensions of the home.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story townhomes with vinyl siding with either 1,333 or 1,468 square feet of living area. The homes were built in 1999 and 2000. Each dwelling has a basement that is partially finished, central air conditioning and two-car built in garage in the basement. One comparable has one fireplace. The dwellings are located along the same street and within the same block as the subject property. The sales occurred from July 2016 to June 2018 for prices ranging from \$150,000 to \$169,000 or from \$102.18 to \$115.12 per square foot of living area, including land.

The board of review requested the subject's 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.

As an initial matter, the Property Tax Appeal Board finds the best evidence of size of the subject dwelling to be the property record card provided by the board of review describing the home as having 1,333 square feet of living area. This estimate of size was supported by a schematic diagram, dimensions and descriptive information on the property record card. Conversely, the appellant's appraiser did not have a schematic diagram with dimensions to support the appraiser's estimate of size. Based on this record the Board finds the subject dwelling has 1,333 square feet of above grade living area.

The Board gives less weight to the appellant's appraiser's conclusion of value due to the reported size of the subject dwelling and the fact the report precedes the assessment date at issue by one year. Nevertheless, the Board will consider the sales contained in the appraisal report. The

record contains seven sales improved with townhomes similar to the subject in age, size and features. These properties sold from July 2016 to June 2018 for prices ranging from \$114,000 to \$169,000 or from \$77.46 to \$115.12 per square foot of living area, inclusive of the land. Board of review comparable #4 was identical to the subject in age, size and features. This property sold in April 2018 for a price of \$152,000 or \$114.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$124,250 or \$93.21 per square foot of living area, including land, which is within the range established by the comparable sales and well below the most similar property in the record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and 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: October 20, 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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