



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

APPELLANT: Craig Spencer
DOCKET NO.: 18-00188.001-R-1
PARCEL NO.: 06-24-404-054

The parties of record before the Property Tax Appeal Board are Craig Spencer, 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: \$6,303
IMPR.: \$79,824
TOTAL: \$86,127

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 containing 2,497 square feet of living area. The dwelling was constructed in 1997 and has a vinyl siding exterior. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached two-car garage with 509 square feet of building area. The property has an 8,466 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 information on three comparable sales improved with two-story dwellings with vinyl siding that range in size from 2,581 to 3,435 square feet of living area. The homes were built in 1994 and 1998. Each property has an unfinished basement, central air conditioning, one fireplace and an attached two-car garage ranging in size from 420 to 509 square feet of building area. The comparables have sites ranging in size from 6,693 to 8,605 square feet of

land area and are located within .12 miles of the subject property. The sales occurred from June 2017 to May 2018 for prices ranging from \$259,900 to \$355,000 or from \$96.81 to \$103.35 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$82,225.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$86,127. The subject's assessment reflects a market value of \$260,360 or \$104.27 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 eight comparable sales improved with two-story dwellings with vinyl siding that range in size from 2,162 to 2,789 square feet of living area. The homes were built from 1989 to 1998. Each property has a basement with three being partially finished, central air conditioning, one or two fireplaces and an attached two-car garage ranging in size from 400 to 509 square feet of building area. The comparables have sites ranging in size from 8,276 to 24,742 square feet of land area and are located within .173 miles of the subject property. The sales occurred from July 2016 to September 2018 for prices ranging from \$259,900 to \$315,000 or from \$96.81 to \$127.43 per square foot of living area, including land. Board of review comparables #2 and #3 are the same properties as appellant's comparables #2 and #1, respectively.

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 comparables submitted by the parties to support their respective positions with two being common to both parties. The Board gives less weight to appellant's comparable #3 because the dwelling is approximately 37% larger than the subject property. The Board gives less weight to board of review comparable #1 due to its significantly larger site than the subject parcel. The Board gives less weight to board of review comparable #6 due to its larger site, smaller dwelling and finished basement area. The remaining six comparables are relatively similar to the subject in location, style, age, size and features with the exception that board of review comparables #4 and #7 have basements that are partially finished while the subject has an unfinished basement, suggesting downward adjustments would be needed to these comparables. These six comparables sold for prices ranging from \$259,900 to \$290,000 or from \$96.81 to \$122.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$260,360 or \$104.27 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

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