



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

APPELLANT: Domenica Demarco-Markoutsas
DOCKET NO.: 18-00306.001-R-1
PARCEL NO.: 07-26-109-025

The parties of record before the Property Tax Appeal Board are Domenica Demarco-Markoutsas, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$17,870
IMPR.: \$94,434
TOTAL: \$112,304

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 of wood siding exterior construction with 2,370 square feet of living area. The dwelling was constructed in 1993. Features of the home include a full basement with finished area, central air conditioning, a fireplace and a 520 square foot attached garage. The property has a 9,855 square foot site and is located in Gurnee, Warren Township, Lake County.

In support of this argument, the appellant submitted information on five comparable sales located from .51 to .81 of a mile from the subject property. The comparables have sites ranging in size from 9,148 to 11,450 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,376 to 2,782 square feet of living area. The dwellings were constructed from 1995 to 2001. Each comparable features a full or partial basement with two having finished area, central air conditioning, one fireplace and an

attached garage ranging in size from 542 to 549 square feet of building area. The comparables sold from July 2016 to May 2018 for prices ranging from \$322,000 to \$353,000 or from \$118.62 to \$145.51 per square foot of living area, including land. The appellant submitted the listing sheets associated with the sales of comparables #3 and #4. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$105,059 reflecting a market value of approximately \$315,209 when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$112,304. The subject's assessment reflects a market value of \$339,492 or \$143.25 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 located from .105 to .208 miles from subject property and within the subject's neighborhood code as assigned by the assessor. The comparables have sites ranging in size from 10,006 to 14,500 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,306 to 2,490 square feet of living area. The dwellings were constructed from 1989 to 1993. Each comparable features a full or partial basement with five having finished area, central air conditioning, one fireplace and an attached garage ranging in size from 484 to 704 square feet of building area. In addition, comparable #5 has a second attached garage containing 216 square feet of building area. The comparables sold from January 2016 to July 2017 for prices ranging from \$309,900 to \$390,000 or from \$126.85 to \$158.54 per square foot of living area, including land. Based on this evidence, 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 no reduction in the subject's assessment is warranted.

The parties submitted 13 suggested comparable sales for the Board's consideration. The board gave less weight to the appellant's comparables which differ from the subject in location, sale date, dwelling size, age and/or lack basement finish. The Board also gave less weight to board of review comparables #1, #3, #4, #6, #7 and #8 as five of the comparables have sale dates in 2016 which are dated and less likely to be indicative of the subject's market value as of the January 1, 2108 assessment date and three comparables lack finished basements, unlike the subject.

The Board finds the best evidence of market value to be board of review comparables #2 and #5. These two comparables sold proximate in time to the assessment date at issue and are similar to the subject in location, dwelling size, design, age and features. The Board recognizes that board of review comparable #5 is superior to the subject in that it has a second 216 square foot attached garage. The properties sold in June and July 2017 for prices of \$365,000 and \$390,000 or for

\$149.84 and \$158.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$339,492 or \$143.25 per square foot of living area, land included, which falls below the two best comparable sales in the record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no 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: 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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