



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

APPELLANT: Joanne Serdar
DOCKET NO.: 18-00596.001-R-1
PARCEL NO.: 06-25-110-009

The parties of record before the Property Tax Appeal Board are Joanne Serdar, 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 **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: \$10,841
IMPR.: \$47,487
TOTAL: \$58,328

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 vinyl siding exterior construction with 1,562 square feet of living area. The dwelling was constructed in 1992. Features of the home include a concrete slab foundation, central air conditioning, and a 236-square foot garage. The property has a 5,432 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 ten comparable sales located from .05 to .33 of a mile from the subject property and in the same neighborhood code as assigned by the local assessor to the subject property. The comparables have sites ranging in size from 4,242 to 10,884 square feet of land area. The properties are improved with two-story dwellings of vinyl exterior siding that range in size from 1,436 to 1,750 square feet of living area. The homes were built from 1991 to 1999. The comparables each feature central air conditioning and a garage ranging in size from

236 to 460 square feet of building area. Five comparables have a fireplace. The comparables sold from September 2016 to November 2017 for prices ranging from \$135,000 to \$179,400 or from \$83.96 to \$118.03 per square foot of living area, land included. The appellant also submitted Multiple Listing Service (MLS) sheet for comparable #10 indicating that this home was rehabbed in 2015 to include new hardwood floors, remodeled kitchen, new air-conditioner, new furnace, and a 357-square foot deck. Based on this evidence, the appellant requested the subject's assessment be reduced to \$54,144.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$60,378. The subject's assessment reflects a market value of \$182,521 or \$116.85 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 five comparable sales located from .03 to .147 of a mile from the subject property with one comparable being submitted twice by the board of review and three comparables also having been submitted by the appellant.¹ The comparables have sites that range in size from 4,579 to 5,335 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 1,548 to 1,750 square feet of living area. The homes were built from 1992 to 1994. Each of the comparable features central air conditioning and a garage ranging in size from 236 to 400 square feet of building area. Three comparables have a fireplace. The comparables sold from May 2016 to May 2018 for prices ranging from \$171,500 to \$180,000 or from \$100.29 to \$110.79 per square foot of living area, land included. The board of review also submitted property record cards for each of its comparable properties. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 a total of twelve comparable sales for the Board's consideration including three common comparables. The Board gave less weight to board of review comparable #1 and appellant's comparable #8 based on their sale dates in May and September 2016, respectively, which are less proximate in time to the subject's January 1, 2018 assessment date at issue and less likely to reflect the subject's market value as of that date. The Board also gave less weight to appellant's comparable #10 based on its substantially larger site size and also having

¹ The Board has renumbered board of review's second set of comparables as #5 and #6 for clarity. The board of review comparables #4 and #5 are the same properties as appellant's comparable #3. Also, board of review comparables #2 and #3 are the same properties as appellant's comparables #5 and #7, respectively.

undergone recent rehab to include superior amenities such as new hardwood floors, remodeled kitchen, new air-conditioner, new furnace, and a 357-square foot deck.

The remaining nine comparables, including the three comparables common to both parties, were similar to the subject in terms of location, age, site size, design, dwelling size and most features. These nine comparables also sold proximate in time to the January 1, 2018 assessment date at issue. These comparables sold from March 2017 to May 2018 for prices ranging from \$135,000 to \$180,000 or from \$83.96 to \$115.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$182,521 or \$116.85 per square foot of living area, including land, which is above the range established by the most similar comparable sales in the record. After considering adjustments to the comparables for differences from the subject, the Board finds that the appellant proved by preponderance of evidence that the subject is overvalued and, therefore, a reduction in the subject's assessment is warranted.

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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