



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

APPELLANT: Linda Sharken
DOCKET NO.: 18-00600.001-R-1
PARCEL NO.: 06-24-410-003

The parties of record before the Property Tax Appeal Board are Linda Sharken, 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: \$6,302
IMPR.: \$47,694
TOTAL: \$53,996

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 attached condo/townhouse dwelling of vinyl siding exterior construction with 1,604 square feet of living area. The dwelling was constructed in 1995. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 420 square foot garage. The property 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 six comparable sales located within 0.08 of a mile from the subject property. The comparables are improved with two-style condo/townhouse dwellings of vinyl siding exterior construction that range in size from 1,605 to 1,848 square feet of living area. The homes were built from 1995 to 2000. Each comparable has a basement, two with finished area, central air conditioning and a garage ranging in size from 400 to 441 square feet of

building area. One comparable has a fireplace. The comparables sold from February 2016 to June 2017 for prices ranging from \$160,000 to \$198,000 or from \$92.54 to \$110.80 per square foot of living area, land included.

The appellant's counsel also submitted a Multiple Listing Service (MLS) sheet for comparable #6 which describes the property as being rehabbed in 2015. Based on this evidence, the appellant requested the subject's assessment be reduced to \$53,996.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$58,973. The subject's assessment reflects a market value of \$178,274 or \$111.14 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 six comparable sales located within approximately 0.08 of a mile from the subject property. Board of review comparables #1, #3, #4, #5 and #6 are the same sales as the appellant's comparables #2, #6, #5, #3 and #1, respectively. The comparables are improved with two-story condo/townhouse dwellings of vinyl siding exterior construction that range in size from 1,524 to 1,837 square feet of living area. The homes were built from 1993 to 2000. Five of the comparables have a basement, one with finished area; one comparable has a concrete slab foundation. Each comparable has central air conditioning and a garage ranging in size from 264 to 441 square feet of building area. The comparables sold from February 2016 to March 2018 for prices ranging from \$160,000 to \$198,000 or from \$92.54 to \$110.89 per square foot of living area, land include. 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 seven comparables for the Board's consideration as five of the comparables were common to both parties. The Board gave less weight to the common appellant's comparables #1, #2 and #5/board of review comparables #6, #1 and #4 which sold in 2016 and are dated and less indicative of fair market value as of the subject's January 1, 2018 assessment date. The Board gave less weight to the appellant's comparable #4 which has a finished basement, dissimilar when compared to the subject's unfinished basement. The Board also gave less weight to board of review comparable #2 which has a concrete slab foundation dissimilar when compared to the subject's unfinished basement.

The Board finds the best evidence of market value to be the common appellant's comparable #3/board of review comparable #5 and the common appellant's comparable #6/board of review

comparable #3 and board of review comparable #5 which are similar to the subject in location, design, age, dwelling size and features. These two comparables sold in March and April 2017 for prices of \$160,000 and \$198,000 or for \$99.69 and \$110.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$178,274 or \$111.14 per square foot of living area, including land, which falls between the overall price of the two best comparables and above on a price per square foot basis established by the best comparable sales in this record. The common appellant comparable #6/board of review comparable #3 which sold for \$198,000 or \$110.80 was described as updated in 2015 in the MLS sheet, thus supporting its higher price. After considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment commensurate with the request 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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