



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

APPELLANT: Judith Ferguson
DOCKET NO.: 18-00630.001-R-1
PARCEL NO.: 06-27-102-060

The parties of record before the Property Tax Appeal Board are Judith Ferguson, 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: \$22,016
IMPR.: \$85,535
TOTAL: \$107,551

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 2,711 square feet of living area. The dwelling was constructed in 1992. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 462 square foot garage. The property has a 11,200 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 nine comparable sales located from .32 of a mile to .64 of a mile from the subject property. The appellant submitted Multiple Listing Service (MLS) sheets for comparables #1 and #3. The comparables have sites ranging in size from 10,000 to 15,371 square feet of land area. The comparables were improved with two-story dwellings of vinyl siding exterior construction that ranged in size from 2,484 to 3,112 square feet of living area.

The dwellings were constructed from 1992 to 1997. Each comparable has a basement with three comparables having a finished area, eight comparables have central air conditioning, each comparable has a fireplace and each comparable has a garage ranging in size from 420 to 682 square feet of building area. The appellant reported that the comparables sold from April 2017 to February 2018 for prices ranging from \$255,000 to \$345,000 or from \$100.87 to \$121.19 per square foot of living area, land included. Based on this evidence, the appellant requested that the assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$107,551. The subject's assessment reflects a market value of \$325,124 or \$119.93 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 property record cards and information on seven comparable sales set forth on two grid analyses; for ease of reference, the Property Tax Appeal Board has renumbered the second set of comparables as #5 through #7. The comparables are located from .015 of a mile to .385 of a mile from the subject property. The comparables have sites ranging in size from 10,019 to 17,860 square feet of land area. The comparables were improved with two-story dwellings with vinyl siding exterior construction that ranged in size from 2,528 to 2,794 square feet of living area. The dwellings were built in 1992 and 1993. Each comparable has a basement with three comparables having finished area, six comparables have central air conditioning, each comparable has a fireplace and each comparable has a garage ranging in size from 420 to 772 square feet of building area. The comparables sold from August 2016 to June 2018 for prices ranging from \$316,000 to \$370,000 or from \$115.54 to \$143.31 per square foot of living area, land included. Based on this evidence, the board of review requested that the 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted 16 comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #4 due to its lack of central air conditioning when compared to the subject. The Board gave less weight to the appellant's comparables #3, #5 and #8 along with the board of review's comparables #1, #3 and #6 based on their finished basements when compared to the subject's unfinished basement. The Board gave less weight to the board of review's comparables #4 and #5. These sales occurred in August and October 2016, which are dated and less likely to be indicative of fair market value as of the subject's January 1, 2018 assessment date.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #2, #6, #7 and #9 along with board of review comparable sales #2 and #7. The Board finds these comparables have varying degrees of similarity when compared to the subject in location, land size, age, dwelling size and features. These most similar comparables sold for prices ranging from \$255,000 to \$356,000 or from \$100.87 to \$133.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$325,124 or \$119.93 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence the Board finds 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: November 17, 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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