



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

APPELLANT: Sara Balaban
DOCKET NO.: 18-00652.001-R-1
PARCEL NO.: 06-32-302-009

The parties of record before the Property Tax Appeal Board are Sara Balaban, 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: \$14,042
IMPR.: \$90,238
TOTAL: \$104,280

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 3,482 square feet of living area. The dwelling was constructed in 2004. Features of the home include an unfinished basement, four full bathrooms, central air conditioning, a fireplace and a 622 square foot garage. The property has a 9,035 square foot site and is located in Round Lake, 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 .38 of a mile from the subject and within the same neighborhood code as assigned to the subject by the assessor. The comparables have sites ranging in size from 9,030 to 12,808 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that were built from 2002 to 2005. The homes range in size from 3,142 to 3,787 square feet of living area. Each

dwelling has an unfinished basement, two full and one half-bathroom, central air conditioning and a garage ranging in size from 528 to 701 square feet of building area. Five of the comparables each have a fireplace. The comparables sold from March to August 2017 for prices ranging from \$252,500 to \$312,000 or from \$80.36 to \$88.48 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced total assessment of \$98,647 which would reflect a market value of \$295,971 or \$85.00 per square foot of living area, including land, at 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 \$104,280. The subject's assessment reflects a market value of \$315,236 or \$90.53 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 two grid analyses with information on a total of five comparable sales. For ease of reference, the Board has renumbered the second page as comparable #5. Board of review comparable #4 is the same property as appellant's comparable #4 although with a 2018 sale price as opposed to the 2017 sale price reported by the appellant. The five comparables are located within .208 of a mile from the subject and within the same neighborhood code as the subject. The comparables have sites ranging in size from 9,100 to 12,183 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that were built in 2005 or 2006. The homes contain either 3,433 or 3,513 square feet of living area. Each dwelling has a basement, one of which has finished area, two and one-half or three full bathrooms, central air conditioning, a fireplace and a garage containing either 609 or 682 square feet of building area. The comparables sold from May 2016 to August 2018 for prices ranging from \$294,000 to \$315,000 or from \$85.64 to \$91.76 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 a total of ten comparable sales, with one common property presenting two dates of sale and prices, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #2, #3 #5 and #6 due to differences in dwelling size and/or garage area which differ from the subject's dwelling size of 3,482 square feet and 622 square foot garage. The Board has given reduced weight to board of review comparables #1, #2 and #3 due the sales occurring in 2016, a date more remote in time from the valuation date at issue of January 1, 2018 and thus less likely to be indicative of the subject's estimated market value than other sales in the record.

The Board finds the best evidence of market value to be appellant's comparable sale #4 with a July 2017 sale date along with board of review comparable sales #4 with a May 2018 sale date and #5, where there is one common property presented. These two properties that sold on three occasions are similar to the subject in location, age, size and most features. The comparables sold from July 2017 to August 2018 for prices ranging from \$295,000 to \$315,000 or from \$85.93 to \$91.76 per square foot of living area, including land. The subject's assessment reflects a market value of \$315,236 or \$90.53 per square foot of living area, including land, which is above the range established by the best comparable sales in this record in terms of overall value and within the range on a per-square-foot basis. The subject's slightly higher overall value appears to be justified by its two additional full bathrooms which are not features of either of the best comparables in the record. 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:

December 15, 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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