



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

APPELLANT: Timothy Lam
DOCKET NO.: 18-00655.001-R-1
PARCEL NO.: 06-22-106-043

The parties of record before the Property Tax Appeal Board are Timothy Lam, 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: \$21,090
IMPR.: \$59,402
TOTAL: \$80,492

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 1,932 square feet of living area. The dwelling was constructed in 1997. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 440 square foot attached garage. The property has an 11,598 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted a grid analysis on six comparables within .26 of a mile from the subject property.¹ These comparables are described as two-story dwellings of vinyl siding exterior construction ranging in size from 1,932 to 2,274 square feet of living area. The dwellings were constructed

¹ The appellant failed to report the sale date or the sale price for comparable #7, therefore, it will not be considered any further in this analysis.

from 1995 to 1998. The comparables have basements, with four having finished area. Each comparable has central air conditioning and an attached garage ranging in size from 400 to 694 square feet of building area. Two comparables each have a fireplace. The properties have sites ranging in size from 9,349 to 10,795 square feet of land area. The appellant submitted Multiple Listing Service (MLS) sheets for comparables #4 and #5, which noted both were rehabs in 2015 and 2010, respectively. The appellant also submitted an MLS sheet for an additional comparable labeled as comparable #8 which was not on the appellant's grid analysis. This comparable was described as a two-story dwelling of vinyl siding and brick exterior with 2,170 square feet of living area built in 1993. Features include a basement with finished area, central air conditioning, a fireplace and a three-car attached garage. These seven comparables sold from May 2017 to March 2018 for prices ranging from \$225,000 to \$270,000 or from \$103.35 to \$124.42 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$80,492. The subject's assessment reflects a market value of \$243,325 or \$125.94 per square foot of living area, including land, when applying 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 the subject's assessment, the board of review submitted property record cards and a grid analysis on four comparable sales located within .277 of a mile from the subject property. The comparables are situated on sites ranging in size from 8,105 to 9,004 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 1,918 to 1,945 square feet of living area. The dwellings were constructed from 1993 to 1996. The comparables have basements, with two having finished area. Each comparable has central air conditioning and an attached garage ranging in size from 400 to 672 square feet of building area. Three comparables each have a fireplace. The comparables sold from June 2016 to May 2018 for prices ranging from \$235,000 to \$269,000 or from \$121.64 to \$138.30 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property'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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted eleven comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1 through #5 and #8 due to their larger dwelling sizes when compared to the subject. The Board also gave less weight to the board of review comparable #4 as it sold in June 2016 which is less proximate in time to the January 1, 2018 assessment date and thus, less likely to be reflective of market value.

The Board gave more weight to the appellant's comparable #6 and the board of review comparables #1, #2 and #3 as they are more similar to the subject in location, dwelling size, design, age and features except for three comparables having superior finished basement area and one has a larger garage. However, the subject does have a larger site than the best comparables in record. These comparables sold from April 2017 to May 2018 for prices ranging from \$225,000 to \$269,000 or from \$116.46 to \$138.30 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$243,325 or \$125.94 per square foot of living area including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the comparables for differences such as site size, finished basement area and garage size when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and no 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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