



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

APPELLANT: Robin & Shelly Tran
DOCKET NO.: 18-00720.001-R-1
PARCEL NO.: 06-25-317-013

The parties of record before the Property Tax Appeal Board are Robin and Shelly Tran, the appellants; 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: \$16,170
IMPR.: \$74,100
TOTAL: \$90,270

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 is improved with a two-story dwelling with a vinyl siding exterior containing 2,202 square feet of living area. The dwelling was built in 1992. Features of the home include a basement that is partially finished, central air conditioning, one fireplace and a two-car attached garage with 420 square feet of building area. The property has an 8,540 square foot site and is in Grayslake, Avon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales improved with two-story dwellings with vinyl siding and face brick exteriors that have either 2,226 or 2,264 square feet of living area. The dwellings were built in 1991 and 1993. Each property has a basement with two having finished area, central air conditioning and an attached garage with 420 square feet of building area. Two comparables each have one fireplace. The properties have sites ranging in size from 8,802 to 10,187 square feet of land area and are located within .23 of a mile from the

subject property. These properties sold from May 2017 to August 2018 for prices ranging from \$200,000 to \$274,000 or from \$89.95 to \$123.09 per square foot of living area, including land.

The appellants asserted that each comparable is the same model "Regency" house as the subject dwelling and are the closest sales to the assessment date for that model. Based on this evidence the appellants requested the subject's assessment be reduced to \$81,277 to reflect a market value of approximately \$243,832.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$100,012. The subject's assessment reflects a market value of \$302,334 or \$137.30 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 four comparable sales improved with two-story dwellings with vinyl siding exteriors that range in size from 2,232 to 2,528 square feet of living area. The homes were built from 1991 to 1993. Each property has a basement with two having finished area, central air conditioning, one fireplace and an attached garage ranging in size from 420 to 483 square feet of building area. These properties have sites ranging in size from 9,994 to 11,470 square feet of land area and are located within approximately .21 of a mile from the subject property. The sales occurred from January 2016 to May 2017 for prices ranging from \$269,900 to \$360,000 or from \$114.72 to \$150.75 per square foot of living area, including land. The board of review requested the assessment be confirmed.

In rebuttal the appellants contend that board of review comparable #1 is a different model than the subject and did not sell close to the assessment date. The appellants further asserted that board of review comparable #3 is a different model than the subject on a corner lot with a better location next to a park. The appellants also contend board of review comparable #4 did not sell close to the assessment date, had a corner lot and a better location close to a lake. The appellants also stated that comparable #2 had a larger lot but was otherwise acceptable.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains seven sales submitted by the parties to support their respective positions with all being relatively similar to the subject property in location, age, style and features. Less weight is given board of review comparables #1 and #4 as these two properties sold approximately two years prior to the assessment date at issue and are less likely to be reflective of fair cash value as of January 1, 2018. Notwithstanding the dates of sale of these two comparables presented by the board of review, the Property Tax Appeal Board finds each of

these properties sold for prices below the market value reflected by the subject's assessment and tend to support a reduction in the subject's assessment. Less weight is given board of review comparable #3 as the purchase price is an outlier at \$150.75 per square foot of living area, including land, when juxtaposed to the remaining sales that had prices ranging from \$89.95 to \$127.41 per square foot of living area, including land. The higher price for this comparable may be due to its corner lot and location next to a park as proffered by the appellants. The Board finds the best evidence of market value to be the appellants' comparable sales and board of review comparable sale #2. These comparables sold for prices ranging from \$200,000 to \$288,450 or from \$89.95 to \$127.41 per square foot of living area, including land. Excluding appellants' comparable #2, the prices ranged from \$269,999 to \$288,450 or from \$119.26 to \$127.41 per square foot of living area, including land. The subject's assessment reflects a market value of \$302,334 or \$137.30 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment 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:

January 19, 2021



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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