



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

APPELLANT: GRT LLC
DOCKET NO.: 18-00770.001-R-1
PARCEL NO.: 04-10-117-027

The parties of record before the Property Tax Appeal Board are GRT LLC, the appellant, by attorney James Pollard in Lindenhurst 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: \$5,972
IMPR.: \$24,840
TOTAL: \$30,812

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 one-story dwelling of wood siding exterior construction with 864 square feet of living area. The dwelling was constructed in 1955. Features of the home include one bath and central air conditioning.¹ The property has a 7,358 square foot site and is located in Winthrop Harbor, Benton Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant completed section IV of the residential appeal petition disclosing the subject property was purchased on November 14, 2017 for \$56,057. The appeal petition indicated the property was sold at auction, the property was advertised for sale online at Auction.com but days on market was not disclosed, the sale was not between related parties and \$17,000 in renovations were completed by the buyer/owner before occupying. The appellant also submitted copies of the

¹ The parties differ as to whether the subject has central air conditioning. This discrepancy will not affect the Board's decision in this appeal.

Master Statement and the PTAX-203 Illinois Real Estate Transfer Declaration. The transfer declaration disclosed the property was a Bank REO (real estate owned) that was advertised for sale and the seller was Citimortgage, Inc., a financial institution. Based on this evidence, the appellant requested a reduction in the subject's total assessment to reflect the recent sale price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$30,812. The subject's assessment reflects a market value of approximately \$93,144 or \$107.81 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 response to the appellant's submission, the board of review argued the subject was a foreclosure that sold at an auction website and was not advertised in the Multiple Listing Service.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located within .425 of a mile from the subject. The comparables are situated on sites ranging in size from 3,500 to 7,000 square feet of land area. The comparables are described as one-story dwellings of wood siding or brick exterior construction that range in size from 836 to 884 square feet of living area. The dwellings were built in 1950 or 1954. One comparable has a partial unfinished basement; two comparables have crawl space foundations; two comparables have central air-conditioning; and each comparable has a detached garage ranging in size from 308 to 836 square feet of building area. The comparables sold from January 2017 to May 2018 for prices ranging from \$102,000 to \$107,500 or from \$115.38 to \$128.59 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 has not met this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the board of review comparable sales that sold from January 2017 to May 2018 for prices ranging from \$102,000 to \$107,500 or from \$115.38 to \$128.59 per square foot of living area, including land. These comparables were similar to the subject in location, design, dwelling size, age and most features. However, each comparable requires a downward adjustment for having a detached garage and two comparables require upward adjustments for their lack of a basement foundation when compared to the subject. The Board gave little weight to the subject's sale in November 2017 for \$56,057 as the transaction was sold at an online auction and was not advertised in the traditional sense, calling into question the arm's length nature of the transaction. Furthermore, the subject's purchase price was significantly below the prices of the best comparable sales in the record, indicating that the purchase price was not reflective of fair cash value. Based on this record, the Board finds the

subject's assessment is supported by the board of review comparable sales and therefore, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

GRT LLC, by attorney:
James Pollard
Attorney at Law
P.O. Box 6172
Lindenhurst, IL 60046

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085