



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

APPELLANT: Terrence Dunn
DOCKET NO.: 18-01268.001-R-1
PARCEL NO.: 16-26-206-027

The parties of record before the Property Tax Appeal Board are Terrence Dunn, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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: \$67,797
IMPR.: \$53,883
TOTAL: \$121,680

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 wood siding exterior construction with 1,872 square feet of living area. The dwelling was constructed in 1920. Features of the home include an unfinished basement and a fireplace. The property has a 7,414 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located from .03 to .38 of a mile from the subject property. The comparables have sites ranging in size from 5,018 to 18,717 square feet of land area. They are improved with two-story dwellings of stucco or wood siding exterior construction ranging in size from 1,716 to 2,112 square feet of living area. The dwellings were constructed in 1922 or 1925. Comparables #1 and #3 have effective ages of 1940 and 1956, respectively. The comparables have basements, with two having finished area. Other features of

each comparable include central air conditioning and a fireplace. Two comparables each have a garage with either 484 or 520 square feet of building area. The comparables sold from March 2017 to August 2018 for prices of \$372,500 or \$375,000 or from \$177.56 to \$217.07 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$128,551. The subject's assessment reflects a market value of \$388,606 or \$207.59 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 a grid analysis and property record cards for the subject and four comparable sales located from .032 of a mile to 1.388 miles from the subject property. The board of review comparable #1 and #2 are the same properties as appellant's comparables #1 and #3. The comparables have sites ranging in size from 5,018 to 10,001 square feet of land area. The comparables are improved with two-story dwellings of stucco, wood siding or brick exterior construction that range in size from 1,716 to 2,032 square feet of living area. The dwellings were constructed from 1922 to 1931. The comparables have basements with finished area. Each comparable has central air conditioning and one or two fireplaces. Three comparables each have a garage ranging in size from 216 to 484 square feet of building area. The comparables sold from March 2017 to August 2018 for prices ranging from \$372,500 to \$530,000 or from \$198.41 to \$297.78 per square foot of living area, land included.

The board of review also submitted Multiple Listing Service (MLS) sheets associated with sales of appellant's sale #2 and appellant's sale #3/board of review comparable sale #2. Based on this evidence, the board of review requested that the subject'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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds five comparable sales were submitted by the parties in support of their respective positions, with two comparables common to both parties. The Board gave less weight to the appellant's comparable sale #2 due to its significantly larger lot size. The Board also gave less weight to the board of review comparable sales #3 and #4 due to their distant locations being over 1.3 miles from the subject.

The Board finds the best evidence of market value to be the parties' two common comparables. These comparables are more similar to the subject in location, design, year built and dwelling size. However, both comparables have superior finished basement area and central air

conditioning when compared to the subject. One comparable also has a detached garage unlike the subject. The comparables sold in August 2018 and March 2017 for prices of \$372,500 and \$375,000 or for \$217.07 and \$198.41 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$388,606 or \$207.59 per square foot of living area, including land, falls above the two best comparables on overall price and between on a square foot basis. After considering adjustments to the comparables for differences in features such as central air conditioning, finished basement area and garages when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. 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:

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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