



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

APPELLANT: Kevin Steward
DOCKET NO.: 18-01335.001-R-1
PARCEL NO.: 11-28-203-012

The parties of record before the Property Tax Appeal Board are Kevin Steward, 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 **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: \$55,896
IMPR.: \$101,130
TOTAL: \$157,026

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 2,587 square feet of living area. The dwelling was constructed in 1970. Features of the home include a basement with finished area,¹ central air conditioning, a fireplace and a 400 square foot garage. The property has a 12,621 square foot site and is located in Libertyville, Libertyville 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 within .18 of a mile from the subject property. The comparables have lots ranging in size from 10,193 to 15,832 square feet of

¹ The Multiple Listing Service sheet associated with the 2015 sale of the subject submitted by the board of review indicates the subject's basement is finished with a recreation room and a laundry room which was unrefuted by the appellant.

land area and are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,155 to 2,672 square feet of living area. The dwellings were constructed in 1970 and 1974. The comparables each have an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 400 to 431 square feet of building area. The comparables sold from April to July 2018 for prices ranging from \$358,000 to \$434,000 or from \$155.69 to \$166.13 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 \$157,026. The subject's assessment reflects a market value of \$474,686 or \$183.49 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 evidence, the board of review submitted Multiple Listing Service sheets for the appellant's comparables #1 and #3 which indicated they were foreclosure and short sales, respectively. The listings also noted they have partially finished basements. The listing and history report associated with the appellant's sale #2 indicated 312 days on the market.

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 three comparable sales. The comparables are located within .36 of a mile from the subject property. The comparables have lot sizes ranging from 10,015 to 11,520 square foot of land area and are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 2,313 to 2,538 square feet of living area. The dwellings were constructed from 1960 to 1977. Comparables #1 and #3 have effective ages of 1968 and 1980, respectively. The comparables each feature an unfinished basement, one or two fireplaces and a garage ranging in size from 400 to 528 square feet of building area. These comparables sold from June 2017 to April 2018 for prices ranging from \$430,000 to \$520,000 or from \$178.13 to \$204.89 per square foot of living area, land included. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds six comparable sales were submitted by the parties in support of their respective positions. The Board gave less weight to the appellant's comparable #3 due to its smaller dwelling size when compared to the subject and the other comparables. The Board finds the best evidence of market value to be the parties' remaining comparables which are similar to the subject in location, dwelling size, design, age and most features. The comparables sold from June 2017 to July 2018 for prices ranging from \$416,000 to \$520,000 or from \$155.69 to

\$204.89 per square foot of living area, including land. The subject's assessment reflects a market value of \$474,686 or \$183.49 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. 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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