



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

APPELLANT: Mazam Properties LLC  
DOCKET NO.: 19-00815.001-R-1  
PARCEL NO.: 06-25-106-028

The parties of record before the Property Tax Appeal Board are Mazam Properties LLC, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. in Chicago, 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:** \$9,602  
**IMPR.:** \$48,731  
**TOTAL:** \$58,333

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 2019 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 described a two-story duplex style dwelling of vinyl siding exterior construction with 1,548 square feet of living area. The dwelling was constructed in 1992. Features include a concrete slab foundation, central air conditioning, a fireplace, 1.5 baths and a 236 square foot garage. The subject property has a 4,230 square foot site and is located in Grays Lake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant completed Section IV – Recent Sale Data disclosing the subject property was purchased on December 27, 2017 for a price of \$123,750, the parties involved in the transaction were not related, the property was sold by a realtor and advertised for sale by Gust Realty through the Multiple Listing Service (MLS) but for how long was not disclosed. To document the sale, the appellant provided a copy of the Executor’s Deed, Settlement Statement, and Multi-

Board Residential Real Estate Contract. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the sale price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$61,817. The subject's assessment reflects an estimated market value of \$187,951 or \$121.42 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%. In support of the subject's assessment, the board of review submitted information on three comparable sales that have the same neighborhood code and description as the subject. The comparables consist of two-story, duplex style dwellings of vinyl siding exterior construction that were built in 1994 or 1996. The dwellings range in size from 1,548 to 1,652 square feet of living area and are situated on sites that range in size from 4,230 to 5,130 square feet of land area. The comparables have crawl space or concrete slab foundations. Other features of each comparable include central air conditioning, 1.5 or 2.5 baths and a garage with either 236 or 400 square feet of building area. One comparable has a fireplace. The comparables sold from March 2018 to March 2019 for prices ranging from \$175,000 to \$225,000 or from \$113.05 to \$136.20 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted information pertaining to the recent sale of the subject and the board of review provided three comparable sales to support their respective positions before the Property Tax Appeal Board. As to the recent sale of the subject property, the Board gave less weight due to the December 27, 2017 sale date which is just over 12 months prior to the subject's January 1, 2019 assessment date and less likely to be reflective of market value. The Board also gave less weight to board of review #3 which has a larger lot, garage, and dwelling size along with one additional bath when compared to the subject.

The Board finds the best evidence of the subject's market value to be the board of review comparables #1 and #2. These comparables sold proximate in time to the January 1, 2019 assessment date and are most similar to the subject in location, style, site size, year built, dwelling size and features. These comparables sold in March 2019 and March 2018 for prices of \$175,000 and \$177,000 or for \$113.05 and \$113.32 per square foot of living area, including land, respectively. These sales indicate the subject's purchase price of \$123,750 is not reflective of fair cash value as of January 1, 2019. However, the subject's market value of \$187,951 or \$121.42 per square foot of living area, including land, as reflected by the assessment is greater than the sale prices of the two best comparables in the record. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, the

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Board finds the subject's estimated market value as reflected by the assessment is excessive and 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: September 21, 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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COUNTY

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