



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

APPELLANT: Edward M. Riblon
DOCKET NO.: 19-02729.001-R-1
PARCEL NO.: 07-26-205-039

The parties of record before the Property Tax Appeal Board are Edward M. Riblon, the appellant; 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: \$16,132
IMPR.: \$75,534
TOTAL: \$91,666

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 consists of a 1-story dwelling with a loft of frame construction with 2,521 square feet of living area.¹ The dwelling was constructed in 1984. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a two-car garage with 600 square feet of building area. The property has a 10,672 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$275,000 as of January 1, 2019. The appraisal was prepared by David J. Steiger a State Certified Residential Real Estate Appraiser. The property rights appraised were fee simple. The intended use of this appraisal was to evaluate the subject property for purposes of disputing the tax assessment. In describing the condition of the subject property, the appraiser noted the subject

¹ The Board finds the best evidence of dwelling size was found in the appraisal submitted by the appellant.

lacks any notable updating as the majority of the home is original except for the kitchen counter tops.

In estimating the subject's market value, the appraiser developed the sales comparison approach to value utilizing six comparables sales located within .41 of a mile from the subject property. The comparables are described as ranch, Colonial or multi-level style dwellings ranging in size from 1,910 to 2,788 square feet of living area and range in age from 23 to 40 years old. The comparables have basements, with two having finished area, one of which is a walkout. Each comparable has one or two fireplaces and a two-car garage. The comparables have sites ranging in size from 8,760 to 11,568 square feet of land area. The comparables sold from February to September 2018 for prices ranging from \$255,000 to \$287,000 or from \$98.64 to \$148.21 per square foot of living area, including land. The appraiser applied adjustments to the comparables for differences when compared to the subject which resulted in adjusted prices ranging from \$268,300 to \$284,900. Based on these adjusted prices, the appraiser estimated the subject's market value to be \$275,000 as of January 1, 2019. Based on the 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 \$99,323. The subject's assessment reflects a market value of \$301,985 or \$119.79 per square foot of living area, land included when using 2,521 square feet of living area and the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment of the subject property the board of review submitted a grid analysis of the same six comparable sales contained in the appellant's appraisal. In addition, the board of review submitted a Multiple Listing Service sheet for comparable #2 that indicates this property sold again in August 2019 for \$395,000 after being completely remodeled. 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 not warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appraiser developed the sales comparison approach to value using six comparable sales with varying degrees of similarity to the subject property. The appraiser adjusted the comparables for differences from the subject property, which appeared reasonable, and arrived at an estimated market value of \$275,000. The Board gave less weight to the board of review's evidence which included the same six unadjusted comparables used in the appellant's appraisal. Furthermore, the Board gave less weight to the resale of comparable #2 in August of 2019 for \$395,000 as it was completely remodeled and considered superior to the subject in terms of condition. The subject's

assessment reflects a market value of \$301,985, which is greater than the appraised value. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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:

May 18, 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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