



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

APPELLANT: Suzi Gantz
DOCKET NO.: 19-02787.001-R-1
PARCEL NO.: 01-01-416-020

The parties of record before the Property Tax Appeal Board are Suzi Gantz, 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: \$42,003
IMPR.: \$66,028
TOTAL: \$108,031

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 2-story dwelling with wood siding exterior construction containing 2,833 square feet of living area. The dwelling was built in 1960. Features of the home include an unfinished basement, central air conditioning, and a detached garage with 441 square feet of building area. The property has a 19,180-square foot site and is located in Antioch, Antioch 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 properties located within 4,977 feet from the subject property. The comparables have sites ranging in size from 12,200 to 23,960 square feet of land area. The comparables are improved with 1.5-story or 2-story dwellings with wood siding exterior construction that range in size from 2,088 to 3,172 square feet of living area. The dwellings were built and/or have effective ages ranging from 1945 to 1992. The comparables

each feature an unfinished basement and a detached garage ranging in size from 440 to 790 square feet of building area. Two comparables also each have central air conditioning and a fireplace. The comparables sold from October 2017 to August 2019 for prices ranging from \$280,000 to \$365,000 or from \$98.52 to \$138.99 per square foot of living area, including land. The appellant also provided property record cards for the subject and the comparables.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$108,031 to reflect an approximate market value of \$324,155 or \$114.41 per square foot of living area, land included, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,048. The subject's assessment reflects a market value of \$386,282 or \$136.35 per square foot of living area, land included, when using 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, the board of review submitted information on eight comparable properties, seven of which have sale data, located within 5,638 feet of the subject property. Board of review comparables #1, #3, and #7 are the same properties as appellant's comparables #1, #3, and #2, respectively. The comparables are improved with 1-story, 1.5-story, or 2-story dwellings with wood siding or brick exterior construction that range in size from 1,824 to 3,344 square feet of living area. The dwellings were built or had effective ages ranging from 1945 to 2002. The comparables each feature a basement with three being partially finished. Each comparable also features an attached or a detached garage ranging in size from 440 to 864 square feet of building area. Seven comparables each have central air conditioning, and six dwellings each have a fireplace. The seven comparables sold from October 2017 to March 2019 for prices ranging from \$280,000 to \$555,000 or from \$98.52 to \$235.64 per square foot of living area, including land; no sale data was presented for comparable #3.

The board of review through the Township Assessor also submitted a "summary" memorandum asserting that the appellant's "...median supports the current assessed value." The board of review also critiqued appellant's comparables #2 and #3. Notably, the board of review utilized these same comparable properties in support of the subject's assessment.

Based on this evidence and argument, 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 record contains a total of seven comparable sales submitted by the parties which includes three common comparables. The Board finds that none of the parties' comparables are particularly similar to the subject in that they all differ in one or more significant characteristics, e.g., dwelling size, location, design, age, and/or finished basement area. Nevertheless, the Board gives most weight to the parties' three common comparables. These comparables sold from October 2017 to August 2019 for prices ranging from \$280,000 to \$365,000 or from \$98.52 to \$138.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$386,282 or \$136.35 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. After considering adjustments to the common comparables for differences from the subject, the Board finds that the subject property is overvalued and, therefore, 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:

August 24, 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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