



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

APPELLANT: Angela Gegenheimer
DOCKET NO.: 19-02830.001-R-1
PARCEL NO.: 06-24-409-036

The parties of record before the Property Tax Appeal Board are Angela Gegenheimer, 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: \$8,590
IMPR.: \$44,139
TOTAL: \$52,729

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 two-story townhouse of vinyl siding exterior construction with 1,336 square feet of living area. The dwelling was constructed in 1999. Features of the home include an unfinished basement, central air conditioning and a garage with 440 square feet of building area. The property has a 4,360 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located in the same neighborhood code as the subject property. The comparables have sites with either 2,610 or 3,920 square feet of land area. The comparables are improved with two-story townhouses with vinyl siding exterior construction ranging in size from 1,605 to 1,848 square feet of living area. The dwellings were built from 1995 to 2000. Each comparable has a basement, two of which have recreation rooms.

The comparables each have central air conditioning and a garage ranging in size from 400 to 440 square feet of building area. One comparable has a fireplace. The properties sold from March 2017 to October 2019 for prices ranging from \$160,000 to \$198,000 or from \$99.69 to \$110.80 per square foot of living area, including land. The appellant provided a Multiple Listing Service sheet associated with the sale of comparable #1. Based on this evidence, the appellant requested the subject's assessment be reduced to \$48,095, which would reflect a market value of \$144,299 or \$108.01 per square foot of living area, including land, when using 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 \$55,232. The subject's assessment reflects a market value of \$167,929 or \$125.70 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 three comparable sales located within the same neighborhood code as the subject property. Board of review comparables #2 and #3 are duplicates of appellant's comparable #4 and #2, respectively, which were previously described by the appellant. Board of review comparable #1 has a site with 3,050 square feet of land area and is improved with a two-story townhouse of vinyl siding exterior construction with 1,171 square feet of living area. The dwelling was constructed in 1994 and has a crawl space foundation, central air conditioning and a garage with 264 square feet of building area. This comparable sold in June 2020 for a price of \$183,500 or \$156.70 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 parties submitted six suggested comparable sales to support their respective positions before the Property Tax Appeal Board, as two comparables were common to both parties. The Board gives less weight to appellant's comparables #3, #4 and #5, as well as board of review comparables #1 and #2 as their sale dates in 2017 and 2020 occurred less proximate in time to the assessment date at issue and thus are less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date. Furthermore, board of review comparable #1 has a crawl space foundation in contrast to the subject's unfinished basement.

The Board finds the best evidence of market value to be the appellant's comparable sales #1 and #2, which includes one common sale namely board of review comparable #3. The Board finds these two comparables sold more proximate in time to the assessment date at issue and are similar to the subject in location, design and age, but have features with varying degrees of

similarity when compared to the subject. However, the Board finds the subject's dwelling size is inferior to each of these dwellings. The comparables sold in October and February 2019 for prices of \$171,000 and \$189,900 or for \$106.54 and \$108.58 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$167,929 or \$125.70 per square foot of living area, including land, which is below the two best comparable sales in the record in terms of overall value but above the comparables on a price per square basis. After considering adjustments to the comparables for differences from the subject in dwelling size and features, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, based on this evidence the Board finds a reduction in the subject's assessment is warranted.

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Angela Gegenheimer, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085