



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

APPELLANT: Alan Caughey
DOCKET NO.: 19-02917.001-R-1
PARCEL NO.: 10-34-200-040

The parties of record before the Property Tax Appeal Board are Alan Caughey, 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: \$126,314
IMPR.: \$206,986
TOTAL: \$333,300

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 dwelling of brick exterior construction with 6,560 square feet of living area. The dwelling was built in 1989. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and an attached garage with 1,020 square feet of building area. The property has a 108,460 square foot site and is located in Mundelein, Freemont 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 improved with a 2-story, a 1.5-story, or a 1-story dwelling of brick, stucco, or wood siding exterior construction ranging in size from 3,691 to 8,109 square feet of living area. The homes were built from 1985 to 1998. Each property has a full basement or lower level with recreation room finish, central air conditioning, and an attached or detached garage ranging in size from 462 to 1,590 square feet of building

area. The homes have 1, 2, or 6 fireplaces. Comparable #1 has a swimming pool. Each property is located in the same neighborhood as the subject property with sites ranging in size from 68,970 to 124,040 square feet of land area. The sales occurred from March 2017 to March 2019 for prices ranging from \$520,000 to \$1,270,000 or from \$124.95 to \$156.62 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$296,637.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$353,960. The subject's assessment reflects a market value of \$1,076,193 or \$164.05 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 the assessment the board of review submitted four comparable sales improved with two, 1.5-story and two, 2-story dwellings ranging in size from 4,122 to 8,644 square feet of living area. The homes were built from 1985 to 2004. Each property has a full basement with a recreation room, central air conditioning, and an attached or detached garage ranging in size from 1,000 to 1,984 square feet of building area. These properties have 1, 5, or 6 fireplaces. Two comparables have in-ground swimming pools. Each property is located in the same neighborhood as the subject property with sites ranging in size from 68,970 to 152,810 square feet of land area. The sales occurred from November 2017 to April 2019 for prices ranging from \$720,000 to \$1,270,000 or from \$124.95 to \$174.67 per square foot of living area, land included. Board of review comparables #2 and #4 are the same properties as appellant's comparables #2 and #1, respectively. The board of review requested the assessment be sustained.

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 evidence in the record supports a reduction in the assessment.

The record contains five comparables submitted by the parties with two being common to both the appellant and the board of review. The Board gives less weight to appellant's comparable #3 due to its one-story design and significantly smaller dwelling size in contrast with the subject dwelling. The Board gives less weight to board of review comparable #1 due to its smaller dwelling size and larger site in relation to the subject property. The Board gives most weight to appellant's comparables #1 and #2 as well as board of review comparables #2, #3 and #4, which includes the common sales submitted by the parties. Each comparable is larger than the subject dwelling and has a basement with finished recreation room area whereas the subject has an unfinished basement, suggesting downward adjustments would be needed to the comparables for these attributes. Additionally, two comparables have swimming pools whereas the subject has no swimming pool, again suggesting a downward adjustment would be needed to the comparables for this feature. These three comparables sold for prices ranging from \$950,000 to \$1,270,000 or from \$124.95 to \$156.62 per square foot of living area, including land. The

subject's assessment reflects a market value of \$1,076,193 or \$164.05 per square foot of living area, including land, which is above the range established by the best comparable sales in this record on a square foot basis. Based on this evidence and considering the differences in features between the best sales and the subject property, the Board finds 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

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

APPELLANT

Alan Caughey, 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