



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

APPELLANT: Laura Baumgardner
DOCKET NO.: 19-02922.001-R-1
PARCEL NO.: 01-36-401-058

The parties of record before the Property Tax Appeal Board are Laura Baumgardner, 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 **No Change** 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: \$15,096
IMPR.: \$88,342
TOTAL: \$103,438

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 part one-story and part two-story dwelling of wood siding exterior construction with 2,836 square feet of living area. The dwelling was constructed in 2006. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 462 square foot garage. The property has an 8,280 square foot site and is located in Lake Villa, Lake Villa 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 located within 0.05 of a mile from the subject property. The comparables have sites with 6,970 square feet of land area and are improved with part one-story and part two-story dwellings of wood siding exterior construction that range in size from 2,428 to 2,695 square feet of living area. The homes were built in 2001 or 2004. Each comparable has a basement, one with finished area, central air conditioning, one

fireplace and a garage ranging in size from 420 to 618 square feet of building area.¹ The comparables sold in April and June 2019 for prices ranging from \$180,000 to \$289,500 or from \$74.14 to \$111.43 per square foot of living area, land included.

The appellant's grid analysis disclosed the subject property sold in March 2017 for \$305,000 or \$107.55 per square foot of living area, land include. Based on this evidence, the appellant requested the subject's assessment be reduced to \$89,991 which reflects a market value of \$270,000 or \$95.20 per square foot of living area, land included when applying the statutory assessment level of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$103,438. The subject's assessment reflects a market value of \$314,497 or \$110.89 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 0.07 of a mile from the subject property. The comparables have sites with either 6,530 or 6,970 square feet of land area and are improved with part one-story and part two-story dwellings of wood siding exterior construction that range in size from 2,002 to 2,290 square feet of living area. The homes were built in 2001 or 2002. Each comparable has a basement, two with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 420 to 483 square feet of building area. The properties sold from June 2017 to June 2019 for prices ranging from \$250,000 to \$320,000 or from \$113.07 to \$139.74 per square foot of living area, land included.

The board of review's grid analysis reiterated the March 2017 sales details associated with the subject property. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted six comparable sales for the Board's consideration. The Board gave less weight to the board of review's comparables due to their substantially smaller dwelling sizes when compared to the subject.

¹ The Multiple Listing Service (MLS) sheet submitted by the appellant describes comparable #3 with a finished basement.

The Board finds the best evidence of market value to be the appellant's comparables which are similar to the subject in location, age, dwelling size and most features. These most similar comparables sold in April and June 2019 for prices ranging from \$180,000 to \$289,500 or for \$74.14 to \$111.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$314,497 or \$110.89 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record on an overall value basis and within the range on a per square foot basis. The subject's market value above the range appears justified given its larger site size, larger dwelling size and newer construction age when compared to the best comparable sales in the record. After considering adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not 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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