



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

APPELLANT: SFF Investments Beata Shahwan
DOCKET NO.: 19-02964.001-R-1
PARCEL NO.: 08-21-314-007

The parties of record before the Property Tax Appeal Board are SFF Investments Beata Shahwan, 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: \$1,508
IMPR.: \$19,454
TOTAL: \$20,962

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 1.5-story dwelling of wood siding exterior construction with 1,170 square feet of living area. The dwelling was constructed in 1901 and has an effective age of 1958. The dwelling has an unfinished basement. The subject property has a 2,230 square foot site and is located in Waukegan, Waukegan 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 that are located within 2,439 feet from the subject. The comparables consist of 1.5-story or 2-story dwellings of frame exterior construction that were built from 1901 to 1920. The dwellings range in size from 988 to 1,804 square feet of living area and are situated on sites that range in size from 1,850 to 6,850 square feet of land area. The comparables have unfinished basements. Two comparables each have a garage with 440 square feet of building area. The comparables sold from September 2018 to

April 2019 for prices ranging from \$44,500 to \$70,000 or from \$35.01 to \$51.02 per square foot of living area, including land. Based on this 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 \$20,962. The subject's assessment reflects an estimated market value of \$63,734 or \$54.47 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of the subject's assessment, the board of review submitted information on four comparable sales located within 5,192 feet from the subject.¹ Comparables #3 through #6 consist of 1-story or 1.5-story dwellings of frame exterior construction that were built from 1901 to 1950. Comparables #3, #5 and #6 have effective ages ranging from 1957 to 1972. The dwellings range in size from 1,044 to 1,188 square feet of living area and are situated on sites that range in size from 2,940 to 4,880 square feet of land area. The comparables have unfinished basements. Two comparables each have a garage with either 220 or 440 square feet of building area. The comparables sold from January 2016 to August 2018 for prices ranging from \$75,000 to \$100,000 or from \$63.13 to \$95.79 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The record contains nine comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1, #3 and #5 due to their dissimilar dwelling sizes when compared to the subject. The Board also gave less weight to board of review comparables #3, #4, and #5. Comparables #3 and #5 sold in January 2016 and July 2017 which are less proximate in time to the subject's January 1, 2019 valuation date and less likely to be reflective of market value. Comparable #4 was a much newer dwelling that was built in 1950 as compared to the subject's older dwelling that was built in 1901.

The Board finds the best evidence of the subject's market value to be appellant's comparables #2 and #4 along with board of review comparable #6 which are relatively similar to the subject in location, year built, dwelling size, and features. These comparables sold from May 2018 to April 2019 for prices ranging from \$55,000 to \$95,000 or from \$46.77 to \$86.05 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$63,734 or \$54.47 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments to the

¹ The Board finds the board of review did not disclose sale prices or sale dates for comparables #1 and #2 which does not allow the Board to analyze these comparables for the appellant's overvaluation argument.

comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and no 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: November 16, 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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