



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

APPELLANT: Edward Tuohy Investments
DOCKET NO.: 19-02975.001-R-1
PARCEL NO.: 06-18-434-001

The parties of record before the Property Tax Appeal Board are Edward Tuohy Investments, 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: \$6,799
IMPR.: \$38,998
TOTAL: \$45,797

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 tri-level dwelling of vinyl siding exterior construction with 1,096 square feet of above ground living area. The dwelling was constructed in 1974 and has a reported effective age of 1982. Features of the home include a finished lower level, central air conditioning and a garage with 528 square feet of building area. The property has a 6,250 square foot site and is located in Round Lake Beach, Avon 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 the same neighborhood code as the subject property. The comparables have sites that range in size from 4,800 to 6,970 square feet of land area. The comparables are improved with tri-level dwellings of vinyl siding exterior construction, each with 1,096 square feet of above ground living area. The dwellings were built in either 1974 or 1978. Each comparable has a finished lower level, one comparable

has an additional basement, two comparables have central air conditioning and one comparable has a garage with 400 square feet of building area. The comparables sold from June to October 2018 for prices ranging from \$80,000 to \$125,000 or from \$72.99 to \$114.05 per square foot of above ground living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$37,330.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$45,797. The subject's assessment reflects a market value of \$139,243 or \$127.05 per square foot of above ground 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 seven comparable sales located within the same neighborhood code as the subject property. The comparables have sites that range in size from 4,800 to 6,530 square feet of land area. The comparables are improved with tri-level dwellings of vinyl or wood siding exterior construction ranging in size from 954 to 1,096 square feet of above ground living area. The dwellings were built from 1972 to 1989. The comparables each have a finished lower level, one comparable has an additional basement with a recreation room, six comparables have central air conditioning, one comparable has a fireplace and three comparables each have a garage that ranges in size from 252 to 792 square feet of building area. The comparables sold from March 2018 to April 2019 for prices ranging from \$129,900 to \$178,000 or from \$129.38 to \$180.97 per square foot of above ground 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 a reduction in the subject's assessment is not warranted.

The parties submitted ten suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given less weight to appellant's comparables #1 and #3, as well as board of review comparables #3, #4, #5 and #6 as none of these comparables have a garage like the subject. Furthermore, appellant's comparable #1 and board of review comparable #3 each have an additional basement unlike the subject, while appellant's comparable #3 and board of review comparable #4 each lack central air conditioning, a feature the subject enjoys.

The Board finds the best evidence of market value to be appellant's comparable #2 and board of review comparables #1, #2 and #7. The Board finds these comparables are similar to the subject in dwelling size, design, age/effective age and features. The comparables sold from September 2018 to March 2019 for prices of prices ranging from \$107,000 to \$178,000 or from \$97.63 to \$180.97 per square foot of above ground living area, including land. The subject's assessment

reflects a market value of \$139,243 or \$127.05 per square foot of above ground living area, including land, which is within the range established by the best comparable sales in the record. After considering adjustments to the comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence, 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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