



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

APPELLANT: Jamie Salcedo
DOCKET NO.: 19-02995.001-R-1
PARCEL NO.: 07-19-209-022

The parties of record before the Property Tax Appeal Board are Jamie Salcedo, 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: \$20,709
IMPR.: \$107,123
TOTAL: \$127,832

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 is improved with a two-story dwelling with wood siding containing 4,002 square feet of living area. The dwelling was constructed in 2000. Features of the home include an unfinished basement, central air conditioning, one fireplace, and an attached two-car garage with 420 square feet of building area. The property has a 10,620 square foot site and is located in Gurnee, Warren 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 two-story dwellings with wood siding ranging in size from 3,836 to 4,258 square feet of living area. The dwellings were built in 1998. Each comparable has a basement with a recreation room ranging in size from 1,000 to 1,515 square feet. Each comparable also has central air conditioning, one or two fireplaces, and an attached garage ranging in size from 440 to 766 square feet of building area.

Comparable #1 also has a swimming pool. The comparables have sites ranging in size from 12,750 to 24,010 square feet of land area and are located within approximately .30 miles from the subject property. The sales occurred from November 2017 to December 2018 for prices ranging from \$350,000 to \$399,000 or from \$91.24 to \$93.71 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$121,654.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,832. The subject's assessment reflects a market value of \$388,665 or \$97.11 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 five comparable sales improved with two-story dwellings with wood siding ranging in size from 3,648 to 4,258 square feet of living area. The dwellings were built from 1997 to 1999. Each comparable has a basement with four having recreation rooms ranging in size from 950 to 1,888 square feet. Each comparable also has central air conditioning, one fireplace, and an attached garage ranging in size from 448 to 1,014 square feet of building area. The comparables have sites with either 10,020 or 14,370 square feet of land area and are located within approximately .22 miles from the subject property. The sales occurred from May 2017 to May 2019 for prices ranging from \$410,000 to \$439,000 or from \$103.10 to \$116.35 per square foot of living area, including land. 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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains eight sales submitted by the parties to support their respective positions. The comparables are similar to the subject in location, age, style, and land area. The Board gives less weight to appellant's sale #3 and board of review sale #5 due to their 2017 sale dates not being as proximate in time to the assessment date as the remaining sales. The Board also gives less weight to board of review sale #2 due to its smaller dwelling size and larger garage in relation to the subject property. The Board finds the best evidence of market value are appellant's comparables #1 and #2 as well as board of review comparables #1, #3, and #4. These comparables are similar to the subject property with the exception that four of the comparables have basement recreation rooms while the subject has an unfinished basement, suggesting downward adjustments would be needed to make the comparables more equivalent to the subject property. Additionally, appellant's comparable #1 has a swimming pool and appellant's comparable #2 has a larger garage than the subject property, again suggesting downward adjustments would be needed to make the comparables more equivalent to the subject property. These most similar comparables sold from February 2018 to May 2019 for prices ranging from \$350,000 to \$434,000 or from \$91.24 to \$116.35 per square foot of living area, including land.

Board of review comparable #4 is most similar to the subject property in all aspects, including an unfinished basement, and sold in February 2018 for a price of \$410,000 or \$103.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$388,665 or \$97.11 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported by board of review comparable #4, the best sale in the record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and 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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