



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

APPELLANT: Lisa Brown
DOCKET NO.: 19-03011.001-R-1
PARCEL NO.: 10-06-100-017

The parties of record before the Property Tax Appeal Board are Lisa Brown, 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: \$64,677
IMPR.: \$119,223
TOTAL: \$183,900

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 one-story dwelling with a brick exterior containing 2,982 square feet of living area. The dwelling was built in 1992. Features of the home include a full basement that is partially finished with a recreation room, central air conditioning, two fireplaces and an attached three-car garage with 768 square feet of building area. The property has a 4.36-acre site and is located in Grayslake, Fremont 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, one-story dwellings and one, two-story dwelling with wood siding ranging in size from 2,731 to 2,771 square feet of living area. The dwellings were built from 1936 to 1987. Each comparable has a basement with finished area, central air conditioning, one to four fireplaces, and an attached garage ranging in size from 462 to 770 square feet of building area. Comparable #1 also has a

metal utility shed with 432 square feet of building area and comparable #3 also has an additional detached garage with 484 square feet of building area. The comparables have sites ranging in size from 2.88 to 5.0 acres and are located from approximately 1.32 to 4.85 miles from the subject property. The sales occurred from September 2017 to June 2019 for prices ranging from \$378,000 to \$500,000 or from \$136.41 to \$181.02 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$163,317.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$205,713. The subject's assessment reflects a market value of \$625,458 or \$209.74 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 comparables, however, comparable #2 has no information regarding a sale and will not be further considered by the Board. Comparables #1 and #3 are improved with one-story dwellings with wood siding containing 2,762 and 2,036 square feet of living area, respectively. Each dwelling was built in 1986. Each comparable has a basement with comparable #3 having a recreation room, central air conditioning, one or two fireplaces, and an attached garage with 675 or 875 square feet of building area. Comparable #1 also has a utility shed and comparable #3 has a pole building. The comparables have sites with 5.00 and 4.51 acres, respectively. The sales occurred in June 2019 and June 2018 for prices of \$500,000 and \$475,000 or \$181.03 and \$233.30 per square foot of living area, including land, respectively. Board of review comparable #1 was also submitted by the appellant. 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 to the subject's assessment.

The record contains four sales submitted by the parties to support their respective positions with one comparable being common to both parties. The Board gives less weight to appellant's comparable #2 due to its two-story style which differs from the subject's one-story design.

Of the three comparables remaining that are improved with one-story dwellings, appellant's comparable #3 is significantly older than the subject dwelling being built in 1936 with an effective age of 1960. Due to differences in age, an upward adjustment to appellant's comparable #3 appears to be warranted to make the property more equivalent to the subject property. Board of review comparable #3 is improved with a dwelling that is approximately 32% smaller than the subject home and has a pole barn the subject property does not have. The Board finds a downward adjustment to board of review comparable #3 would be appropriate to account for the pole barn and, considering economies of scale, the subject property should have a

price below this comparable on a square foot basis. The Board finds the best comparable in this record is appellant's sale #1, which was also submitted by the board of review. This comparable also has an additional metal utility shed, which may require a downward adjustment to the price to account for this amenity the subject property does not have. Notwithstanding these differences, these three properties sold from June 2018 to June 2019 for prices ranging from \$420,000 to \$500,000 or from \$153.79 to \$233.30 per square foot of living area, including land. The subject's assessment reflecting a market value of \$625,458 or \$209.74 per square foot of living area, including land, is above the overall price range but within the range on a square foot basis established by these comparables. The Board finds the only comparable with a higher price per square foot is approximately 32% smaller than the subject dwelling in living area, which helps account for some of this difference. Based on this evidence and considering the differences between the subject property had the best comparable sales, the Board finds a reduction in the subject's assessment is appropriate.

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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