



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

APPELLANT: David Wood  
DOCKET NO.: 19-03026.001-R-1  
PARCEL NO.: 14-22-104-003

The parties of record before the Property Tax Appeal Board are David Wood, 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:** \$23,438  
**IMPR.:** \$122,562  
**TOTAL:** \$146,000

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 two-story dwelling of frame construction with 2,669 square feet of living area. The dwelling was built in 1988. Features of the home include a full unfinished basement, central air conditioning, one fireplace, and a two-car attached garage with 520 square feet of building area. The property has a 10,022 square foot site and is located in Lake Zurich, Ela 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 improved with two-story dwellings of frame construction ranging in size from 2,401 to 2,709 square feet of living area. The dwellings were built from 1987 to 1992. Each comparable has an unfinished basement, central air conditioning, and a two-car attached garage ranging in size from 440 to 525 square feet of building area. Four comparables have one fireplace and three comparables have metal utility

sheds. Each comparable is located in the same neighborhood as the subject with sites ranging in size from 10,012 to 15,907 square feet of land area. The sales occurred from May 2018 to May 2019 for prices ranging from \$357,500 to \$443,000 or from \$142.69 to \$164.01 per square foot of living area, including land. The appellant requested the assessment be reduced to \$143,986.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$158,628. The subject's assessment reflects a market value of \$482,299 or \$180.70 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 nine comparable sales improved with two-story dwellings of frame construction ranging in size from 2,219 to 2,709 square feet of living area. The dwellings were built from 1988 to 1992. Each comparable has an unfinished basement, central air conditioning, and a two-car attached garage ranging in size from 440 to 693 square feet of building area. Eight comparables have one-fireplace and two comparables have utility sheds. Each comparable is located in the same neighborhood as the subject with sites ranging in size from 9,174 to 13,323 square feet of land area. The sales occurred from January 2019 to June 2020 for prices ranging from \$380,000 to \$480,000 or from \$163.53 to \$187.02 per square foot of living area, including land. Board of review comparables #4 and #8 are the same properties as appellant's comparables #2 and #5, respectively. 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 assessment.

The parties submitted twelve comparable sales to support their respective positions with two comparables being common to both parties. The Board gives less weight to board of review comparables #1, #3 and #6 due to differences from the subject dwelling in size and the fact comparable #6 sold in June 2020, approximately 18 months after the assessment date at issue. The Board finds the best comparables to be the appellant's comparables and board of review comparables #2, #4, #5, #7, #8 and #9, which includes the two common sales. These properties are most similar to subject property in dwelling size and are relatively similar to the subject property in features. These properties sold in 2018 and 2019 for prices ranging from \$357,000 to \$480,000 or from \$142.69 to \$186.26 per square foot of living area, including land. The two common sales sold in February 2019 and May 2019 for prices of \$412,000 and \$443,000 or for \$164.01 and \$163.53 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$482,299 or \$180.70 per square foot of living area, including land, which is above the overall price established by the best comparable sales in this record and above all but one comparable on a square foot basis. Based on this evidence and

giving significant weight to the common sales provided by the parties, 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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