



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

APPELLANT: Derek Monroe
DOCKET NO.: 19-03309.001-R-1
PARCEL NO.: 06-09-315-028

The parties of record before the Property Tax Appeal Board are Derek Monroe, the appellant, 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: \$7,604
IMPR.: \$52,709
TOTAL: \$60,313

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 wood siding exterior construction with 1,743 square feet of living area. The dwelling was built in 2000. Features of the home include an unfinished full basement, 2½ bathrooms, and an attached garage with 360 square feet of building area. The property has a 5,660 square foot site and is located in Round Lake Beach, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings of wood siding exterior construction ranging in size from 1,604 to 1,743 square feet of living area. The dwellings were built from 1997 to 2000. Each property has an unfinished basement, central air conditioning, 2½ bathrooms, and an attached garage with 360 square feet of building area. The comparables have sites with either 5,660 or 6,100 square feet of land area and are located within the same assessment neighborhood code as the subject property. The sales occurred from

April 2017 to January 2018 for prices ranging from \$158,000 to \$165,000 or from \$91.12 to \$101.62 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$55,061, which would reflect a market value of approximately \$165,200 when applying the statutory level of assessments.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$60,313. The subject's assessment reflects a market value of \$183,718 or \$105.21 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 of wood siding exterior construction ranging in size from 1,604 to 1,734 square feet of living area. The dwellings were built from 1996 to 1999. Each property has a full basement with four having recreation rooms ranging in size from 601 to 671 square feet, central air conditioning, 2½ bathrooms, and an attached garage ranging in size from 360 to 420 square feet of building area. Two comparables have one fireplace. The comparables have sites ranging in size from 5,660 to 7,840 square feet of land area and are located within the same assessment neighborhood code as the subject property. The sales occurred from May 2018 to December 2018 for prices ranging from \$188,500 to \$198,500 or from \$112.46 to \$117.52 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 parties submitted information on nine comparable sales to support their respective positions. The comparables are similar to the subject property in location, age, style, and size. The Board, however, gives less weight to the comparables submitted by the appellant as these properties sold less proximate in time to the assessment date than did the comparable sales provided by the board of review. The Board gives more weight to the board of review sales but finds these properties are superior to the subject property as each comparable has central air conditioning, four comparables have finished basement area, and two comparables each have one fireplace, features the subject dwelling does not have. The board of review comparables sold for prices ranging from \$188,500 to \$198,500 or from \$112.46 to \$117.52 per square foot of living area, including land. The subject's assessment reflects a market value of \$183,718 or \$105.21 per square foot of living area, including land, which is below the range established by the best comparable sales in this record but supported given the fact the subject dwelling has fewer amenities than the board of review comparables. 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: 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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APPELLANT

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COUNTY

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