



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

APPELLANT: National Home Rental
DOCKET NO.: 19-03434.001-R-1
PARCEL NO.: 06-16-409-007

The parties of record before the Property Tax Appeal Board are National Home Rental, the appellant, by attorney Peter D. Verros, of Verros Berkshire, PC in Chicago, 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: \$ 6,522
IMPR.: \$43,782
TOTAL: \$50,304

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 style single family dwelling of frame construction with 1,004 square feet of above ground living area. The dwelling was constructed built in 1986. Features of the home include a lower level with 528 square feet that is fully finished, central air conditioning, 2.5 bathrooms, and a two-car attached garage with 480 square feet of building area. The property has a 5,670 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 an appraisal estimating the subject property had a market value of \$85,000 as of January 1, 2017. The exterior-only appraisal was prepared by Michael Pomorski, a Certified General Real Estate Appraiser with an additional certification by Joseph M. Ryan, MAI, who "reviewed" the appraisal report. The appraiser developed the sales comparison

approach to value using three comparable sales improved with a one-story dwelling with 1,058 square feet of living area, a two-story dwelling with 996 square feet of living area and a Cape Cod-style dwelling with 968 square feet of living area. The comparables have frame exteriors and were constructed from 1933 to 1957. The appraiser indicated that comparables #1 and #2 have central air conditioning, the comparables have either 1 or 1.5 bathrooms, comparable #1 has a two-car detached garage and comparable #3 has a one-car attached garage. The comparables have sites ranging in size from 5,000 to 14,000 square feet of land area and are located from .48 to .85 of a mile from the subject property. The sales occurred in June or September 2016 for prices ranging from \$74,000 to \$80,000 or from \$69.94 to \$82.64 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject to arrive at adjusted prices ranging from \$79,500 to \$90,200. Based these sales the appraiser arrived at an estimated value for the subject of \$85,000. Based on the foregoing evidence, the appellant requested the assessment be reduced to \$28,331 to reflect the appraised value at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$50,304. The subject's assessment reflects a market value of \$152,946 or \$152.34 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 comparable sales improved with tri-level style dwellings with vinyl siding exteriors ranging in size from 912 to 1,148 square feet of above ground living area. The homes were built from 1978 to 1993. Each comparable has a finished lower level ranging in size from 494 to 528 square feet. Each property has one and one-half to two full bathrooms and central air conditioning. The comparables have sites ranging in size from 5,200 to 16,130 square feet of land area and are located within the same assessment neighborhood code as the subject property. The sales occurred from April 2018 to November 2019 for prices ranging from \$143,000 to \$182,000 or from \$139.38 to \$199.56 per square foot of 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.

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The Board finds the best evidence of market value to be the comparable sales submitted by the board of review. The board of review comparable sales are more similar to the subject dwelling in style, age, size and features than the comparable sales used in the appellant's appraisal. The board of review comparable sales sold for prices ranging from \$143,000 to \$182,000 or from \$139.38 to \$199.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$152,946 or \$152.34 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Less weight is given by to the Board to the appellant's appraisal due to differences between the appraisal's comparable sales and the subject dwelling and, furthermore, the fact that the appraisal has an effective date of 2017 which is based upon sales that occurred in 2016 dates that all significantly precede the assessment date of January 1, 2019 at issue herein. Based on the foregoing evidence, the Property Tax Appeal 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: January 18, 2022



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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COUNTY

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