



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

APPELLANT: Cory Davis
DOCKET NO.: 19-03753.001-R-1
PARCEL NO.: 13-02-107-002

The parties of record before the Property Tax Appeal Board are Cory Davis, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC 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: \$36,051
IMPR.: \$93,988
TOTAL: \$130,039

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 of wood siding exterior construction containing 2,453 square feet of living area. The dwelling was built in 1969 and is approximately 50 years old. Features of the home include a partially finished full basement, central air conditioning, a fireplace and a two-car attached garage with 472 square feet of building area. The property has a 49,910 square foot site and is located in Tower Lakes, Cuba 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 of brick or wood siding exterior construction ranging in size from 2,479 to 3,024 square feet of living area. The homes range in age from 42 to 53 years old. Each comparable has a full or partial basement with two having finished area, central air conditioning, one or two fireplaces

and an attached garage ranging in size from 528 to 600 square feet of building area. The comparables have sites ranging in size from 36,032 to 48,425 square feet of land area and have the same assessment neighborhood code as the subject property. These properties sold from May 2017 to April 2019 for prices ranging from \$360,825 to \$385,000 or from \$124.01 to \$145.55 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$109,161.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$130,039. The subject's assessment reflects a market value of \$395,375 or \$161.18 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 two-story dwellings of wood siding or wood siding and brick exterior construction ranging in size from 2,376 to 3,282 square feet of living area. The homes were built from 1966 to 1972. Each comparable has a full basement with finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 504 to 1,597 square feet of building area. Comparable #2 also has an inground swimming pool. The comparables have sites ranging in size from 23,540 to 36,550 square feet of land area and have the same assessment neighborhood code as the subject property. These properties sold from June 2018 to June 2019 for prices ranging from \$415,000 to \$470,000 or from \$126.45 to \$176.77 per square foot of living area, including land.

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 six sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparables #2 and #3 as these properties sold in 2017, less proximate in time to the assessment date than the four remaining sales submitted by the parties. The Board finds the best evidence of market value to be appellant's comparable sale #1 and the comparables submitted by the board of review. These four properties are relatively similar to the subject property in location, style, age, and features with the exception appellant's comparable #1 has an unfinished basement, board of review comparable #1 has a much larger garage, and board of review comparable #2 has a swimming pool. Furthermore, appellant's comparable #1 and board of review comparable #3 are much larger than the subject dwelling. Additionally, the subject property has a larger site than each of the comparables. These four comparables sold for prices ranging from \$375,000 to \$470,000 or from \$124.01 to \$176.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$395,375 or \$161.18 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering the possible

adjustments due to differences in land area, dwelling size and features, 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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