



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

APPELLANT: Steven Rochon
DOCKET NO.: 19-04142.001-R-1
PARCEL NO.: 02-13-102-010

The parties of record before the Property Tax Appeal Board are Steven Rochon, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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: \$34,662
IMPR.: \$83,959
TOTAL: \$118,621

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 one-story ranch dwelling of wood siding exterior construction with 2,718 square feet of living area. The dwelling was constructed in 1989. Features of the home include a partial basement with finished area, central air conditioning, two fireplaces and an 864 square foot three-car garage.¹ The property has a 2.8 acre or a 121,120 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal for refinancing purposes estimating the subject property had a market value of \$290,000 as of January 17, 2019. In estimating the market value of the subject

¹ The Board finds the best evidence for the description of the subject property was the appraisal submitted by the appellant.

property, the appraiser developed the cost and the sales comparison approaches to value. Under the cost approach the appraiser arrived at an estimated market value of \$376,700.

Under the sales comparison approach to value the appraiser used six comparables located in Antioch and from .08 of a mile to 1.84 miles from the subject property. The comparables are described as a 1.5-story and five, two-story dwellings ranging in size from 1,709 to 4,170 square feet of living area that were 13 to 30 years old. Each comparable has a basement, with four having finished area. Other features of each comparable include central air conditioning and a two-car or a three-car garage. The comparables have sites ranging in size from .18 of an acre to 1.24 acres of land area. Four comparables sold from February to August 2018 for prices ranging from \$228,000 to \$449,000 or from \$97.27 to \$133.41 per square foot of living area, including land. Two comparables had list prices of \$300,000 and \$429,900 or \$141.41 and \$157.76 per square feet of living area, including land, respectively. After the appraiser applied the adjustments to the comparables for differences from the subject, the comparables had adjusted prices ranging from \$251,600 to \$419,400. Based on these adjusted prices, the appraiser estimated the subject had a market value of \$290,000 as of January 17, 2019.

In reconciling the two approaches to value the appraiser gave most weight to the sales comparison approach and arrived at an estimated market value of \$290,000 as of January 17, 2019. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$118,621. The subject's assessment reflects a market value of \$360,660 or \$132.69 per square foot of living area, land included, when using 2,718 square feet of living area and 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 four comparable sales. Board of review comparable sale #1 is the same property as comparable listing #5 used in the appellant's appraisal. The board of review comparables are located in Antioch and from .13 of a mile to 5 miles from the subject property. The comparables are described as a 1.5-story dwelling and three, 1-story ranch dwellings of wood siding or brick exterior construction that range in size from 1,989 to 2,487 square feet of living area. The dwellings were constructed 1989 to 2003. Each comparable has a basement with one having a walk-out and two having finished area. Other features of each comparable include central air conditioning, one or two fireplaces and a garage ranging in size from 529 to 1,152 square feet of living area. The comparables have sites ranging in size from 1.02 to 1.38 acres of land area. The comparables sold from March 2018 to March 2019 for prices ranging from \$320,000 to \$432,000 or from \$156.82 to \$191.32 per square foot of living area, land included. Based on this evidence, the board of review requested that the assessment be confirmed.

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 an appraisal presented by the appellant and four comparable sales submitted by the board of review.

As to the appellant's appraisal, the Board gave less weight to the appraiser's conclusion of value as the adjustments made by the appraiser were not well explained or supported in the appraisal. In addition, the appraiser did not apply adjustments to five of the comparables contained in the appraisal for differences in age and/or style without explanation. Lastly, the appraiser utilized a comparable that was 63% larger and one that was 53% smaller in dwelling size when compared to the subject. These factors undermine the credibility of the appraiser's conclusion of value. Therefore, the Board will look at the raw sales data in the appraisal.

The Board finds the best evidence of market value to be board of review comparables #2, #3 and #4. Although these comparables are not located as proximate to the subject, they are more similar to the subject in dwelling size and site size. These properties sold from March to October 2018 for prices ranging from \$390,000 to \$432,000 or from \$156.82 to \$191.32 per square foot of living area, including land. The subject's assessment reflects a market value of \$360,660 or \$132.69 per square foot of living area, land included which falls below the range established by the best comparables in the record. The Board gave less weight to the remaining comparables due to significant differences in site size, dwelling size and/or style when compared to the subject. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is well supported and no reduction in subject's assessment is warranted.

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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