



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

APPELLANT: Nicholas Fritchen
DOCKET NO.: 19-04153.001-C-1
PARCEL NO.: 06-26-203-008

The parties of record before the Property Tax Appeal Board are Nicholas Fritchen, 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: \$25,537
IMPR.: \$30,377
TOTAL: \$55,914

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 dwelling converted into a mixed-use commercial property. The building was originally constructed in 1961 and in 1994 an addition was completed which when combined with the original garage area was utilized as a salon. The building has 1,936 square feet of gross building area with vinyl siding exterior construction. The property includes a lower level with finished area, central air conditioning, one and one-half bathrooms and a 4,698 square foot paved parking area. The property has a 15,000 square foot site, a land-to-building ratio of 7.75:1 and is located in Grayslake, Avon 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 located in Grayslake. The comparables have sites that range in size from 4,500 to 20,125 square feet of land area and have

land-to-building ratios that range from 0.97:1 to 10.51:1.¹ The sites are improved with single tenant or multi-tenant commercial buildings that range in size from 928 to 4,624 square feet of building area. The buildings were constructed from 1891 to 1975. Comparables #1 and #4 are converted single family properties and comparables #2 and #3 are retail storefront properties. The comparables sold from July to November 2018 for prices ranging from \$95,000 to \$490,000 or from \$33.21 to \$172.31 per square foot of building area, land included. Appellant comparable #4 was reportedly a foreclosure sale. Based on this evidence, the appellant requested the subject's assessment be reduced to \$44,179 which reflects a market value of \$132,550 or \$68.47 per square foot of building area, land included when applying 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 \$55,914. The subject's assessment reflects a market value of \$170,003 or \$87.81 per square foot of building 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.

The board of review, through the Avon Township Assessor's Office, submitted an analysis of the appellant's comparable sales which was completed by Edward L. Rottmann, a Certified General Real Estate Appraiser and President of Realtec Corporation. The comparable sales analysis by Realtec Corporation highlighted discrepancies between information reported in the appellant's grid analysis and Avon Township records. Realtec commented that the data submitted by the appellant came from Multiple Listing Service sheets for the sales which were submitted by the appellant. The analysis also summarized the board of review comparables and concluded with a suggested per square foot fair market value range for the subject property.

In support of its contention of the correct assessment the board of review submitted property record cards, a grid analysis with limited information and listing documents on the appellant's comparables and five board of review comparable sales. Board of review comparables #1 and #3 are the same properties as the appellant's comparables #3 and #2, respectively. The board of review comparables are located in Grayslake, Waukegan and Wauconda and have sites that range in size from 3,254 to 20,125 square feet of land area and have a land-to-building ratio ranging from 1.56:1 to 10.51:1. The comparables are improved with single tenant or multi-tenant commercial buildings that range in size from 928 to 3,915 square feet of building area. The buildings were constructed from 1900 to 1980. Comparable #4 is a converted single family dwelling with an addition completed in 2002 while the remaining comparables are reported as retail storefront properties. The comparables sold from October 2017 to November 2018 for prices ranging from \$130,000 to \$258,000 or from \$33.21 to \$172.31 per square foot of building area.² Based on this evidence, the board of review requested the subject's assessment be confirmed.

¹ Information submitted by the appellant in the grid analysis contained multiple errors which have been corrected using property record card information for the appellant's comparables submitted by the board of review in support of the correct information. The sale date and sale price for comparable #3 was also corrected based on information submitted by the board of review. The corrected data was not refuted by the appellant in any rebuttal filing.

² The sale date and sale price for the board of review's comparable#1/appellant's comparable #3 was corrected with details submitted by the board of review.

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 seven comparable sales for the Board's consideration as two of the comparables were common to both parties. The Board gives less weight to the appellant's comparables #1, #2/board of review #3 and #3/board of review #1 which differ from the subject in age and gross building area. The Board gives reduced weight to the appellant's comparable #4 which was reported as a foreclosure sale.

The Board finds the best evidence of market value to be board of review comparable sales #2, #4 and #5 which are more similar to the subject in building area and/or age. These most similar comparables sold for prices ranging from \$140,000 to \$258,000 or from \$69.72 to \$124.04 per square foot of building area, including land. The subject's assessment reflects a market value of \$170,003 or \$87.81 per square foot of building area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, such as land area, the 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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