



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

APPELLANT: Joe Shuman
DOCKET NO.: 19-04890.001-R-1
PARCEL NO.: 06-18-103-030

The parties of record before the Property Tax Appeal Board are Joe Shuman, 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: \$9,959
IMPR.: \$67,844
TOTAL: \$77,803

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 dwelling of vinyl siding exterior construction with 3,022 square feet of living area. The dwelling was constructed in 1978. Features of the home include a basement finished with a 1,011 square foot recreation room and central air conditioning. The property has a 24,240 square foot site and is located in Round Lake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis of the subject and two comparable properties, along with three Multiple Listing Service (MLS) sheets depicting two separate sales of comparable #1 and one sale of comparable #2, which differs from the data in the appellant's grid analysis for this property. The two comparable properties are located within 1.02 miles from the subject property and have sites with either 4,800 or 4,900 square feet of land area. The comparables are improved

with respectively with a one-story and a two-story dwelling of vinyl siding exterior construction. The homes contain 3,060 and 3,064 square feet of living area and were built in 1939 and 1948 but have reported effective ages of 1960 and 1987, respectively. Comparable #1 has a crawl space foundation and comparable #2 has a partial basement that is unfinished. Each comparable has central air conditioning and a fireplace. Comparable #2 has a 574 square foot garage.

The appellant's two MLS listing sheets depict two separate sales of comparable #1. The property sold in May 2018 for a price of \$83,000 or \$27.12 per square foot of living area, including land. The property was described as bank owned and in need of lots of work. The second MLS listing sheet depicts that the property subsequently sold in November 2018 for a price of \$176,000 or \$57.52 per square foot of living area, including land, after having been originally listed for \$179,500, and described the home as beautifully renovated.

Besides reporting a January 2018 sale of comparable #2 in the grid analysis, the appellant also provided an MLS listing sheet disclosing the property sold again in May 2019 for a price of \$175,000 or for \$57.68 per square foot of living area, including land, after having been originally listed for \$179,900, and described the home as beautifully updated with plenty of space.

Therefore, the appellant's two comparable properties reportedly sold four times from January 2018 to May 2019 for prices ranging from \$83,000 to \$176,000 or from \$27.12 to \$57.68 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$62,448, which would reflect a market value of \$187,363 or \$62.00 per square foot of living area, including land, when using 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 \$77,803. The subject's assessment reflects a market value of \$236,555 or \$78.28 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 a grid analysis of the subject and three comparable sales, along with a copy of the subject's property record card. The comparables are located from .49 to 1.57 miles from the subject property and have sites that range in size from 25,700 to 73,640 square feet of land area. The comparables are improved with either bi-level/raised ranch or two-story dwellings of brick, wood siding or vinyl siding exterior construction ranging in size from 1,552 to 3,025 square feet of living area. The dwellings were built from 1973 to 1988. Comparable #1 has a basement finished with a 400 square foot recreation room. Comparables #2 and #3 were reported to have lower levels with comparable #3 having 624 square feet of finished lower level area. Each comparable has central air conditioning and a garage ranging in size from 624 to 936 square feet of building area. Comparable #2 has a fireplace and a metal utility shed. The properties sold from May 2018 to November 2019 for prices ranging from \$211,000 to \$315,000 or from \$102.48 to \$135.95 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.

The record contains seven suggested comparable sales of five properties for the Board's consideration as two of the appellant's properties each sold twice. The Board finds none of the comparables are truly similar to the subject due to significant differences in location, site size, dwelling size, design, age and/or features. Nevertheless, the Board gives less weight to the appellant's comparables due to their older ages and/or lack a basement, when compared to the subject dwelling. Furthermore, the Board finds both of the appellant's comparables initially sold for considerably lower sales prices in January and May 2018 for prices of \$83,000 and \$92,500, suggesting the homes were in need of repair at the time of purchase and since both properties had subsequent sales in November 2018 and May of 2019 for prices of \$175,000 and \$176,000 after renovations/updates had been made to the dwellings, whereas the record contains no evidence indicating that the subject dwelling has condition issues as of the assessment date at issue. The Board also gives reduced weight to board of review comparable #3 due to its smaller dwelling size when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #1 and #2, which are overall more similar to the subject in dwelling size and age than any of the other comparables in the record. These properties sold in November 2019 and May 2018 for a price of \$310,000 and \$315,000 or \$102.48 and \$115.48 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$236,555 or \$78.28 per square foot of living area, including land, which falls below the two most similar comparable sales in the record both in terms of overall market value and on a price per square foot basis. Therefore, based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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:

April 19, 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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