



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

APPELLANT: Jorge Alarcon
DOCKET NO.: 19-04926.001-R-1
PARCEL NO.: 11-17-108-004

The parties of record before the Property Tax Appeal Board are Jorge Alarcon, 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: \$63,931
IMPR.: \$164,030
TOTAL: \$227,961

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 two-story dwelling of frame exterior construction with 3,524 square feet of living area. The dwelling was constructed in 1985. Features of the home include a basement with finished area, central air conditioning, a fireplace and an 844 square foot garage.¹ The property has a 20,047 square foot site and is located in Libertyville, Libertyville 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 within .30 miles from the subject property. The comparables have sites that range in size from 9,854 to 13,189 square feet of land area and are improved with two-story dwellings of frame or brick and frame exterior

¹ The Board finds the board of review submitted a Multiple Listing Service sheet associated with the sale of the subject, noting the subject has a finished basement which was unrefuted by the appellant.

construction that range in size from 3,218 to 3,756 square feet of living area. The dwellings were built from 1984 to 1997. Comparable #4 has an effective age of 1992. Each comparable has an unfinished basement, one is a walkout, central air conditioning, one fireplace, and a garage ranging in size from 484 to 846 per square foot of building area. The comparables sold from January to August 2018 for prices ranging from \$528,000 to \$638,000 or from \$162.41 to \$173.51 per square foot of living area, land included. 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 \$227,961. The subject's assessment reflects a market value of \$693,101 or \$196.68 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 five comparable sales located within .36 miles from the subject. Board of review comparables #1, #4, and #5 were duplicates of appellant's comparables #1, #4, and #2, respectively. The comparables have sites that range in size from 11,230 to 17,060 and are improved with two-story dwellings of brick, frame, or brick and frame exterior construction that range in size from 3,030 to 3,714 square feet of living area. The dwellings were built from 1984 to 1988. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 483 to 864 square feet of building area. The comparables sold from January 2018 to May 2019 for prices ranging from \$539,000 to \$653,500 or from \$164.24 to \$210.87 per square foot of living area, land included. The board of review noted the subject sold in August 2016 for \$730,000 and is currently assessed at a market value of approximately \$683,951. 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 parties submitted six comparables for the Board's consideration with three comparables common to both parties. The Board gives less weight to appellant's comparable #3 and board of review comparables #2 and #3 as they are less similar in age or dwelling size when compared to the subject and the remaining comparables in the record.

The Board finds the best evidence of market value to be the parties' three common comparables. These comparables are more similar overall to the subject in location, age, design, dwelling size, and features. However, each comparable has an unfinished basement and smaller lot size and two comparables have smaller garages when compared to the subject. These comparables sold from January to August 2018 for prices ranging from \$600,000 to \$638,000 or from \$164.24 to

\$175.52 per square foot of living area, including land. The subject's assessment reflects a market value of \$693,101 or \$196.68 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record but justified due to subject's larger lot size and superior features. Furthermore, the subject's assessment reflects a market value that is less than the subject's 2016 sale price. Therefore, after considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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: March 15, 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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