



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

APPELLANT: Paul Brodzik
DOCKET NO.: 19-05358.001-R-1
PARCEL NO.: 15-16-405-015

The parties of record before the Property Tax Appeal Board are Paul Brodzik, 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: \$29,842
IMPR.: \$119,165
TOTAL: \$149,007

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 frame construction with 2,323 square feet of living area. The dwelling was constructed in 1962 but has a 1986 effective age. Features of the home include a crawl-space foundation, central air conditioning, a fireplace and a detached 484 square foot garage. The property has a 19,600 square foot site and is located in Prairie View, Vernon 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 that are located from .08 of a mile to 2.35 miles from the subject. The comparables have sites ranging in size from 11,761 to 40,170 square feet of land area that are improved with one-story and two-story dwellings of frame construction containing from 1,991 to 2,627 square feet of living area. The homes were built from 1956 to 1997 but have from 1974 to 1997 effective ages. Each of the comparables has a

full or partial basement, two of which have finished area. The comparables have other features with varying degrees of similarity to the subject. The comparables sold from June 2017 to December 2018 for prices ranging from \$400,000 to \$499,900 or from \$157.03 to \$200.90 per square foot of living area, including land. Based on this evidence the appellant requested that the subject's assessment be reduced to \$134,721.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$149,007. The subject's assessment reflects a market value of \$453,047 or \$195.03 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 four comparable sales that are located from .08 of a mile to 2 miles from the subject. The board of review's comparables #3 and #4 are the same properties as the appellant's comparables #4 and #3, respectively. The comparables have sites ranging in size from 11,760 to 40,170 square feet of land area that are improved with one-story dwellings with wood siding containing from 1,040 to 2,627 square feet of living area. The homes were built from 1957 to 1997 but have from 1958 to 1997 effective ages. Three of the comparables have full or partial basements, two of which have finished area, and one comparable has a crawl-space foundation. The comparables have other features with varying degrees of similarity to the subject. The comparables sold from January to December 2018 for prices ranging from \$291,000 to \$550,000 or from \$187.29 to \$279.81 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 parties submitted a total of six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2, due to their dissimilar two-story style dwelling or their sale date occurring greater than 18 months prior to the assessment date at issue. The Board also gives less weight to the board of review's comparable #1 due to its significantly smaller size, when compared to the subject. The Board finds the parties' remaining comparables, which include the parties' common comparables, are relatively similar to the subject in location, style, age, size and some features. However, only the board of review's comparable #2 has a crawl-space foundation, like the subject. Nevertheless, the best comparables sold for prices ranging from \$400,000 to \$550,000 or from \$187.29 to \$237.89 per square foot of living area, including land. The subject's assessment reflects a market value of \$453,047 or \$195.03 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence 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: February 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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