



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

APPELLANT: Orestes Garcia  
DOCKET NO.: 19-05568.001-R-1  
PARCEL NO.: 01-24-113-014

The parties of record before the Property Tax Appeal Board are Orestes Garcia, 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:** \$75,212  
**IMPR.:** \$134,634  
**TOTAL:** \$209,846

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 1.5-story dwelling with wood siding exterior construction containing 2,916 square feet of living area. The dwelling was constructed in 2016. Features of the home include an unfinished basement, central air conditioning and an attached 928 square foot garage. The property has a 12,500 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 information on three comparable sales that are located from 1.55 to 1.98 miles from the subject. The properties are not located within the same neighborhood code as the subject. The comparables have sites ranging in size from 15,680 to 33,540 square feet of land area that are improved with 2-story dwellings of wood siding exterior construction containing from 2,875 to 3,162 square feet of living area. The dwellings were built from 2001 to 2006 and

have unfinished basements, two of which have a walkout. The comparables have central air conditioning, a fireplace and an attached garage ranging in size from 693 to 1,320 square feet of building area. The comparables sold from February 2018 to May 2019 for prices ranging from \$326,889 to \$417,500 or from \$109.14 to \$132.04 per square foot of living area, including land. 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 \$209,846. The subject's assessment reflects a market value of \$638,024 or \$218.80 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 three comparable sales that are located from .10 to .12 of a mile from the subject and within the same neighborhood code as the subject. The comparables have sites ranging in size from 8,470 to 13,860 square feet of land area that are improved with 1-story or 2-story dwellings of wood siding exterior construction containing from 2,330 to 2,758 square feet of living area. The dwellings were built from 2008 to 2018. The comparables have basements, two of which with finished area and two with a walkout. Each comparable has central air conditioning, one comparable has two fireplaces and each comparable has an attached garage ranging in size from 588 to 1,120 square feet of building area. The comparables sold from June 2018 to February 2020 for prices ranging from \$630,000 to \$680,000 or from \$228.43 to \$291.85 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, none of which are similar to the subject in style. The appellant's comparables are located over a mile from the subject and within different neighborhood codes, when compared to the subject. Two of the appellant's comparables are also considerably older than the subject. Two of the board of review's comparables are considerably smaller than the subject and two have finished basement area, unlike the subject. One of the board of review's comparables also sold over 13 months after the January 1, 2019 assessment date at issue. Nevertheless, the parties' comparables sold from February 2018 to February 2020 for prices ranging from \$326,889 to \$680,000 or from \$109.14 to \$291.85 per square foot of living area, including land. The subject's assessment reflects a market value of \$638,024 or \$218.80 per square foot of living area, including land, which falls within the market values of the comparable sales in the record. Based on this record 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:

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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COUNTY

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