



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

APPELLANT: Grady Barnes
DOCKET NO.: 19-06646.001-R-1
PARCEL NO.: 06-36-109-011

The parties of record before the Property Tax Appeal Board are Grady Barnes, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County, in Lake Zurich, 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: \$15,643
IMPR.: \$102,071
TOTAL: \$117,714

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 vinyl siding exterior construction with 3,488 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished full basement, central air conditioning, a fireplace and a 460 square foot garage. The property has an 11,090 square foot site 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 three comparable sales located in the same assessment neighborhood code as the subject property. The parcels range in size from 9,720 to 12,110 square feet of land area which are improved with two-story dwellings of vinyl siding exterior construction. The dwellings were built in either 1991 or 1992 and range in size from 2,854 to 3,122 square feet of living area. Each dwelling has a full or partial basement, two of which have

finished area. Features include central air conditioning, a fireplace and a 420 square foot garage. The comparables sold from May 2018 to February 2020 for prices ranging from \$240,000 to \$306,500 or from \$84.09 to \$98.17 per square foot of living area, including land. The appellant supplied a Multiple Listing Service (MLS) data sheet for sale #1 noting after 122 days on the market the property was being offered at "a motivated price!!" Based on the foregoing evidence, the appellant requested a reduced total assessments of \$109,841 resulting market value of \$329,556 or \$94.48 per square foot of living area, including land, 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 \$117,714. The subject's assessment reflects a market value of \$333,965 or \$95.75 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, where board of review comparable #4 is the same property as the appellant's comparable #3. The comparables are located in the same assessment neighborhood code as the subject property. The parcels range in size from 8,500 to 11,010 square feet of land area which are improved with two-story dwellings of vinyl siding exterior construction. The dwellings were built from 1991 to 1993 and range in size from 2,269 to 3,122 square feet of living area. Each dwelling has a full or partial basement, three of which have finished area. Features include central air conditioning, one or two fireplaces and either a 420 square foot or a 483 square foot garage. The comparables sold from May 2018 to May 2020 for prices ranging from \$306,500 to \$325,000 or from \$98.17 to \$135.74 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, with one common property, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 which appears to be a low-end outlier given the MLS sheet noted the motivated price offering. The Board has given reduced weight to board of review comparable #3 which is a significantly smaller dwelling than the subject home.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with board of review comparable sales #1, #2 and #4, where there is one common property. The comparables are similar to the subject in location, design, age, exterior construction and several features although the subject dwelling is larger than each of these

comparable homes. These most similar comparables sold from May 2018 to May 2020 for prices ranging from \$274,500 to \$325,000 or from \$90.62 to \$114.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$333,965 or \$95.75 per square foot of living area, including land, which is above the range established by the best comparable sales in this record in terms of overall value but within the range on a square foot basis which the Board finds to be logical given that the subject dwelling is larger and would be expected to have a higher overall value in that regard. Accepted real estate valuation theory provides that all factors being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject such as their superior finished basement areas, 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:

May 17, 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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