



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

APPELLANT: William Clarke
DOCKET NO.: 19-06660.001-R-1
PARCEL NO.: 13-02-107-013

The parties of record before the Property Tax Appeal Board are William Clarke, 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: \$30,261
IMPR.: \$120,741
TOTAL: \$151,002

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 wood siding exterior construction with 2,669 square feet of living area. The dwelling was constructed in 1979. Features of the home include a basement with a recreation room, central air conditioning, a fireplace and a 462 square foot garage. The property has a 41,890 square foot site and is located in Tower Lakes, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within .79 miles from the subject. The comparables have sites that range in size from 15,289 to 36,545 square feet of land area and are improved with two-story dwellings of frame or brick and frame exterior construction that were built from 1965 to 1972. The dwellings range in size from 2,396 to 3,282 square feet of living area. The comparables have basements with four having finished area and

one is a walkout. Three comparables have central air conditioning. Each comparable has one or two fireplaces and a garage ranging in size from 504 to 576 square feet of building area. Comparable #4 has an inground swimming pool. The comparables sold from April 2018 to June 2019 for prices ranging from \$334,000 to \$470,000 or from \$124.01 to \$171.66 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 \$151,002. The subject's assessment reflects a market value of \$459,112 or \$172.27 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 two comparable sales located within .88 miles from the subject.¹ Board of review comparable #1 was submitted by the appellant as comparable #4. The comparables have sites containing 36,550 and 139,390 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that were built in 1969 and 1985, respectively. The dwellings have 2,738 and 2,809 square feet of living area, respectively. Each comparable features a basement, with a recreation room, central air conditioning, one or two fireplaces and a garage with 576 or 704 square feet of building area. Comparable #1 has an inground swimming pool. The comparables sold in June 2018 and August 2019 for prices of \$470,000 and \$497,500 or \$171.66 and \$177.11 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 six suggested comparable sales for the Board's consideration, one of which is common to both parties. The Board gives less weight to appellant's comparables #1, #2, #3 and #5 which are older dwellings that lack central air conditioning, have an unfinished basement and/or have a considerably larger dwelling size when compared to the subject.

The Board finds the best evidence of the subject's market value to be the parties' common comparable and board of review comparable #2 which are more similar in dwelling size, age and most features. However, the Board recognizes the parties' common comparable has an inground swimming pool and board of review comparable #2 has a considerably larger land size that require downward adjustments to make them more equivalent to the subject. Nevertheless, the comparables sold in June 2018 and August 2019 for prices of \$470,000 and \$497,500 or \$171.66

¹ The Board finds board of review comparables #1 and #3 are the same property.

and \$177.11 per square foot of living area, including land. The subject's assessment reflects a market value of \$459,112 or \$172.27 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record on a price per square foot basis and falls below on an overall market value basis. Based on this evidence and after considering adjustments to the best comparable sales for differences including site size and features when compared to the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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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COUNTY

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