



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

APPELLANT: Sue Lacey
DOCKET NO.: 19-06772.001-R-1
PARCEL NO.: 10-19-402-011

The parties of record before the Property Tax Appeal Board are Sue Lacey, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$31,224
IMPR.: \$125,381
TOTAL: \$156,605

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 brick exterior construction with 2,973 square feet of living area. The dwelling was constructed in 1980 and is 39 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 992 square foot garage. The property has an approximately 80,220 square foot site and is located in Mundelein, Fremont 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 from 1.05 to 6.37 miles from the subject property. The comparables have sites that range in size from 67,080 to 101,490 square feet of land area and are improved with one-story dwellings of frame or brick exterior construction that range in size from 2,295 to 3,670 square feet of living area. The dwellings range in age from 32 to 52 years old. Each comparable has a basement, three with finished area,

central air conditioning and one or two fireplaces. Four comparables have a garage ranging in size from 680 to 1,032 square feet of building area and comparable #5 has a 2-car garage. Comparable #3 has an inground swimming pool and comparable #5 has a four-sided frame utility shed. The properties sold from May 2016 to November 2019 for prices ranging from \$365,000 to \$429,500 or from \$110.35 to \$159.65 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$156,605 which reflects a market value of \$469,862 or \$158.04 per square foot of living area, land included, 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 \$164,814. The subject's assessment reflects a market value of \$501,107 or \$168.55 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, two of which are located in the same assessment neighborhood code as the subject property. Board of review comparable #2 is the same property as the appellant's comparable #3. The comparables have sites that range in size from 90,830 to 217,800 square feet of land area and are improved with one-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 2,171 to 3,378 square feet of living area. The homes were built from 1976 to 1987. Three comparables have a basement with one having finished area and one comparable has a crawl space foundation. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 650 to 2,078 square feet of building area. Comparable #2 has an inground swimming pool. The properties sold from April 2017 to June 2019 for prices ranging from \$380,000 to \$567,500 or from \$146.97 to \$181.03 per square foot of living area, land included.

The board of review also submitted comments critiquing the appellant's comparables #2, #4 and #5 which closed in 2016, it noted the subject property has a finished basement, and contended that "Due to the subject properties (sic) design, size, and lot size, there are very limited recent comparable sales available." Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eight comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to the appellant's comparables #2, #4 and #5 along with board of review comparable #3 which sold in 2016 or 2017, less proximate in time to the January 1, 2019 assessment date and therefore, less likely to reflect market value as of that

date. The Board gives less weight to the board of review's comparables #1 and #4 which have substantially larger site sizes when compared to the subject and/or have a crawl space foundation in contrast with the subject's finished basement foundation type.

The Board finds the best evidence of market value to be the remaining two comparables, including the common comparable. These two properties sold more proximate to the assessment date at issue in this appeal and are more similar to the subject in age, design, site size and some features, although these properties each lack a finished basement and have varying degrees of similarity to the subject in dwelling size and garage size. These two comparables sold in February and November 2019 for prices ranging from \$405,000 and \$421,500 or for \$110.35 and \$146.97 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$501,107 or \$168.55 per square foot of living area, including land, which falls above the two best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment, commensurate with the request, is 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:

June 21, 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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