



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

APPELLANT: CSMA BLT, LLC
DOCKET NO.: 19-07820.001-R-1
PARCEL NO.: 04-21-126-005

The parties of record before the Property Tax Appeal Board are CSMA BLT, LLC, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. in Chicago; 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: \$4,465
IMPR.: \$26,635
TOTAL: \$31,100

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 wood siding exterior construction with 1,651 square feet of living area. The dwelling was constructed in 1954. Features of the home include one full bathroom, an unfinished basement and a 525 square foot garage. The property has an approximately 7,050 square foot site and is located in Zion, Zion 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 within 0.95 of a mile from the subject property. The comparables have sites that range in size from 7,870 to 14,300 square feet of land area and are improved with one-story dwellings of brick exterior construction that range in size from 1,716 to 1,815 square feet of living area. The dwellings were built in 1961 or 1966. Two comparables each have an unfinished basement and one comparable has a crawl space foundation. Each of the comparables have two full bathrooms, one comparable has two

fireplaces and one comparable has a 528 square foot garage. The properties sold from October 2018 to December 2019 for prices ranging from \$80,500 to \$110,000 or from \$44.35 to \$62.94 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$31,100 which reflects a market value of \$93,309 or \$56.52 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 \$37,330. The subject's assessment reflects a market value of \$113,500 or \$68.75 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 located within 0.65 of a mile from the subject property. The comparables have sites that range in size from 9,300 to 20,600 square feet of land area and are improved with one-story dwellings of brick or wood siding exterior construction that range in size from 1,462 to 1,764 square feet of living area. The homes were built from 1958 to 1961. Each comparable has two full bathrooms, an unfinished basement and one or two garages ranging in size from 240 to 624 square feet of building area. Two comparables have central air conditioning and one fireplace. The properties sold from March 2018 to August 2019 for prices ranging from \$120,000 to \$167,500 or from \$68.03 to \$107.86 per square foot of living area, land included. 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 parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3 along with board of review comparables #1, #2 and #4 which differ from the subject in foundation type, garage amenity and/or have central air conditioning which the subject property lacks.

The Board finds the best evidence of market value to be the remaining two comparables which are more similar to the subject in location, age, design, dwelling size and unfinished basement. Both of these two best comparables, however, have larger site sizes and one additional full bathroom when compared to the subject, suggesting downward adjustments are needed to make these properties more equivalent to the subject. These two comparables sold in March 2018 and December 2019 for prices of \$110,000 and \$120,000 or for \$62.36 and \$68.03 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$113,500 or \$68.75 per square foot of living area, including land, which is bracketed by the two

best comparable sales in this record on an overall basis and above the two best comparables on a per square foot basis. 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

CSMA BLT, LLC, by attorney:
Abby L. Strauss
Schiller Law P.C.
33 North Dearborn
Suite 1130
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085