



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

APPELLANT: CSMA BLT, LLC
DOCKET NO.: 19-07976.001-R-1
PARCEL NO.: 06-16-402-002

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: \$5,423
IMPR.: \$16,531
TOTAL: \$21,954

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 of vinyl siding exterior construction with 1,152 square feet of living area. The dwelling was constructed in 1955. Features of the home include a crawl space foundation and one full bath. The property has a 5,500 square foot site and is located in Round Lake Beach, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight comparable sales with the same assessment neighborhood code as the subject and located from .20 to 1.95 miles from the subject property. The comparables have sites that range in size from 4,990 to 13,540 square feet of land area. The comparables are improved with 1.5-story dwellings of vinyl or wood siding exterior construction ranging in size from 1,005 to 1,271 square feet of living area. The dwellings were built from 1933 to 1955 with comparables #3, #5 and #7 having reported effective ages of 1955, 1964 and

1967, respectively. Each comparable has a crawl space foundation, six comparables have one full bath, one comparable has one full bath and one half bath, one comparable has two full baths, three comparables have central air conditioning and five comparables each have a garage ranging in size from 280 to 528 square feet of building area. The properties sold from October 2017 to November 2019 for prices ranging from \$30,000 to \$76,000 or from \$29.76 to \$71.01 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$21,954, which would reflect a market value of \$65,869 or \$57.18 per square foot of living area, including land, when using 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 \$30,980. The subject's assessment reflects a market value of \$94,193 or \$81.76 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 five comparable sales with the same assessment neighborhood code as the subject and located from .30 to 1.73 miles from the subject property. The comparables have sites that range in size from 5,000 to 8,680 square feet of land area and are improved with 1.5-story dwellings of vinyl or wood siding exterior construction ranging in size from 1,058 to 1,222 square feet of living area. The dwellings were built from 1945 to 1951. Each comparable has either a concrete slab foundation or a crawl space foundation, one comparable has one full bath, two comparables have one full bath and one half bath, two comparables have two full baths and two comparables have central air conditioning. Each comparable has a garage ranging in size from 264 to 800 square feet of building area. The properties sold from April 2018 to August 2019 for prices ranging from \$114,000 to \$160,000 or from \$107.75 to \$148.15 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of 13 suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #4 through #8, as well as the five comparables submitted by the board of review due to their superior features when compared to the subject, such as central air conditioning and/or a garage. Furthermore, six of these comparables have a superior number of bathrooms when compared to the subject dwelling with one full bath. In addition, the appellant's comparable #8 had a sale date that occurred in 2017, which is dated and less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #3, which sold proximate in time to the assessment date at issue and are similar to the subject in dwelling size, design and features. However, both dwellings have older years built when compared to the subject. These two properties sold in April and November 2019 for prices of \$30,000 and \$58,500 or for \$29.76 and \$56.20 per square foot of living area, including land. The subject's assessment reflects a market value of \$94,193 or \$81.76 per square foot of living area, including land, which falls above the two most similar comparables in the record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, based on this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is warranted.

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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COUNTY

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