



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

APPELLANT: Raymond & Diane Roman
DOCKET NO.: 19-08446.001-R-1
PARCEL NO.: 15-19-405-002

The parties of record before the Property Tax Appeal Board are Raymond and Diane Roman, the appellants, by attorney Jessica Hill-Magiera 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 ***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: \$45,221
IMPR.: \$196,254
TOTAL: \$241,475

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 is improved with a two-story dwelling of brick and wood siding exterior construction with 5,326 square feet of living area. The dwelling was constructed in 1989 and is reported to have an effective construction date of 1993. Features of the home include an unfinished basement, central air conditioning, two fireplaces, and an attached garage with 750 square feet of building area.¹ The property has a site with approximately 43,580 square feet of land areas and is located in Long Grove, Vernon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 4,290 to 5,186 square feet of

¹ The Board finds the best evidence of the subject's garage size to be presented by the board of review which is supported by a copy of the subject's property record card.

living area. The homes were built from 1990 to 1993. The appellants described the comparables as having unfinished basements, central air conditioning, two or three fireplaces, and a garage ranging in size from 1,664 to 2,070 square feet of building area. The comparables have sites ranging in size from 44,880 to 52,320 square feet of land area and are located from approximately .13 to .50 of one mile from the subject property. The sales occurred from June 2018 to January 2019 for prices ranging from \$625,000 to \$699,000 or from \$134.79 to \$145.69 per square foot of living area, including land. The appellants requested the subject's assessment be reduced to \$241,475.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$264,974. The subject's assessment reflects a market value of \$805,636 or \$151.26 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 comparables #3, #4 and #5 being the same properties as appellants' comparables #1, #2 and #3, respectively. With respect to the common comparables the board of review indicated that appellants' comparables #1 and #3 have finished basement area. The board of review also described the appellants' comparables as having garages ranging in size from 832 to 1,035 square feet of building area.

The additional comparables provided by the board of review are improved with two-story dwellings of brick or wood siding exterior construction with 3,854 or 4,760 square feet of living area. The homes were constructed in 1990 and 1991. Each property has a finished basement, central air conditioning, two fireplaces and an attached garage with 888 or 859 square feet of building area. The comparables have sites with either 43,700 or 43,580 square feet of land area. These two comparables sold in February 2018 and June 2019 for prices of \$605,000 and \$709,000 or \$156.98 and \$148.95 per square foot of living area, including land, respectively.

In rebuttal the appellants' counsel argued that board of review sale #1 was 27% smaller than the subject dwelling and not comparable. The appellants' counsel also agreed that board of review sale #2 was an acceptable comparable sale and supports an assessment reduction.

Conclusion of Law

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

The record contains five sales submitted by the parties with three comparables being common sales. The Board gives less weight to appellants' sale #1/board of review sale #3 and board of review sale #1 due to differences from the subject in dwelling size as these homes are approximately 19% and 28% smaller than the subject dwelling, respectively. The Board finds

the best evidence of market value to be appellants' comparable #2/board of review #4, appellants' comparable #3/board of review #5 and board of review comparable #2. These dwellings range in size from 4,760 to 5,186 square feet of living area and were built in 1990 and 1991. Two of these comparables have finished basement area, unlike the subject's unfinished basement, suggesting each would require a downward adjustment to make them more equivalent to the subject property. These three comparables sold for prices ranging from \$667,500 to \$709,000 or from \$134.79 to \$148.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$805,636 or \$151.26 per square foot of living area, including land, which is above the overall price range due in part to the subject's larger dwelling size, and also above the range established by the best comparable sales in this record on a per square foot of living area basis. The Board finds the subject's assessment is excessive considering economies of scale due to the subject's larger dwelling size and the suggested adjustments to the comparables for basement finish. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellants' 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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