



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

APPELLANT: Matt Smith
DOCKET NO.: 20-00049.001-R-1
PARCEL NO.: 04-22-307-006

The parties of record before the Property Tax Appeal Board are Matt Smith, 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: \$5,276
IMPR.: \$31,945
TOTAL: \$37,221

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 2020 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 2-story dwelling of aluminum siding exterior construction with 1,856 square feet of living area that was constructed in 1920. Features of the home include an unfinished basement and a 480 square foot garage. The property has an approximately 8,620 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 four comparable sales located within 0.58 of a mile from the subject property. The comparables have sites that range in size from 8,650 to 9,020 square feet of land area and are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction that range in size from 1,440 to 2,291 square feet of living area. The dwellings were built in 1906 or 1911. Each comparable has an unfinished basement. Two comparables have a garage with either 198 or 576 square feet of building area and one

comparable has central air conditioning. The properties sold from October 2018 to June 2019 for prices ranging from \$75,000 to \$94,400 or from \$37.10 to \$52.74 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$30,930 which reflects a market value of \$92,799 or \$50.00 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 \$37,221. The subject's assessment reflects a market value of \$111,808 or \$60.24 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.23 of a mile from the subject property. The comparables have sites that range in size from 8,800 to 9,330 square feet of land area and are improved with 2-story dwellings of aluminum or wood siding exterior construction that range in size from 1,680 to 1,898 square feet of living area. The homes were built in 1904 or 1906. Each comparable has an unfinished basement. Two comparables have central air conditioning and two comparables each have a garage with either 576 or 720 square feet of building area. The properties sold from June 2019 to April 2020 for prices ranging from \$129,900 to \$145,000 or from \$73.18 to \$78.51 per square foot of living area, land included.

The board of review, through the Zion Township Assessor's Office, submitted comments critiquing the appellant's comparables, noting differences from the subject in design, dwelling size and features. The township commented that the appellant's comparable #3 sold in 2018 and that comparable #4 reflects an unqualified sale as well as being located in a different neighborhood than the subject. The township depicted its comparables as being located in the same assessment neighborhood code as the subject and commented that all are qualified sales. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #3 and #4 which differ from the subject in dwelling size, garage amenity, central air conditioning and/or sold in 2018, less proximate in time to the January 1, 2020 assessment date at issue. The Board gives less weight to the board of review's comparables #1 and #3 which have central air conditioning, unlike the subject.

The Board finds the best evidence of market value to be the appellant's comparable #2 and board of review comparable #2 which are more similar to the subject in location, design, dwelling size

and other features. These comparables sold in June 2019 for prices of \$94,400 and \$138,900 or for \$52.74 and \$73.18 per square foot of living area, including land. The subject's assessment reflects a market value of \$111,808 or \$60.24 per square foot of living area, including land, is bracketed by 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 is not 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: September 20, 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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