



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

APPELLANT: Kim Novack
DOCKET NO.: 20-00071.001-R-1
PARCEL NO.: 02-28-202-013

The parties of record before the Property Tax Appeal Board are Kim Novack, 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 ***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: \$11,873
IMPR.: \$76,451
TOTAL: \$88,324

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 is improved with a two-story dwelling of wood siding exterior construction containing 3,136 square feet of living area. The dwelling was built in 2001. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 400 square feet of building area. The property has an 8,710 square foot site and is located in Lake Villa, Lake Villa 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 improved with two-story dwellings with wood siding exteriors ranging in size from 3,118 to 3,546 square feet of living area. The homes were built in 1999 or 2000. Each comparable has a full basement with two having finished area, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 380 to 641 square feet of building area. These properties have sites ranging in size

from 8,710 to 11,330 square feet of land area and are located from approximately .07 to .13 of one mile from the subject property. The sales occurred from May 2019 to June 2020 for prices ranging from \$226,000 to \$299,000 or from \$67.26 to \$88.32 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$88,324.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$97,426. The subject's assessment reflects a market value of \$292,658 or \$93.32 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 five comparable sales improved with two-story dwellings of wood siding or vinyl siding exteriors ranging in size from 2,468 to 2,824 square feet of living area. The homes were built from 1997 to 2002. Each comparable has a full basement with three having finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 420 to 630 square feet of building area. These properties have sites ranging in size from 8,710 to 11,330 square feet of land area and are located from approximately .10 to .49 of one mile from the subject property. The sales occurred from April 2019 to July 2020 for prices ranging from \$275,000 to \$320,000 or from \$97.38 to \$119.05 per square foot of living area, including land.

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 Board finds the best evidence of market value to be the comparables submitted by the appellant as these properties are more similar to the subject in location and improved with dwellings overall more similar to the subject in living area than are the comparables provided by the board of review. The appellant's comparables sold for prices ranging from \$226,000 to \$299,000 or from \$67.26 to \$88.32 per square foot of living area, including land. The most similar comparable is appellant's comparable #3 containing 3,118 square feet of living area with features that include an unfinished basement, like the subject property. This comparable sold in June 2020 for a price of \$245,000 or \$78.58 per square foot of living area, including land. The subject's assessment reflects a market value of \$292,658 or \$93.32 per square foot of living area, including land, which is above the range established by the best comparable sales in this record on a per square foot of living area basis and well above the most similar comparable on both an overall price basis and on a per square foot basis. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's 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:

August 23, 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

Kim Novack, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

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