



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

APPELLANT: David Mede
DOCKET NO.: 20-00076.001-R-1
PARCEL NO.: 02-35-306-002

The parties of record before the Property Tax Appeal Board are David Mede, 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: \$8,901
IMPR.: \$73,654
TOTAL: \$82,555

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 two-story dwelling of wood siding exterior construction with 2,029 square feet of living area. The dwelling was built in 1989. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 506 square feet of building area. The property has a 10,060 square foot site and is located in Lindenhurst, 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 three comparable sales improved with two-story dwellings of wood siding exterior construction ranging in size from 1,850 to 2,286 square feet of living area. The comparables were constructed from 1978 to 1992. Each property has a basement with one being finished with an 800 square foot recreation room, central air conditioning, and an attached garage with either 440 or 462 square feet of building area. Two comparables each have one

fireplace. The comparables have sites ranging in size from 9,050 to 11,030 square feet of land area and are located from approximately .15 to 1.13 miles from the subject property. The sales occurred from September 2018 to February 2020 for prices ranging from \$165,000 to \$240,000 or from \$89.19 to \$104.99 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$73,326.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$82,555. The subject's assessment reflects a market value of \$247,987 or \$122.22 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 bi-level, tri-level, or two-story style dwellings ranging in size from 1,108 to 1,850 square feet of living area of wood exterior construction. The homes were built from 1976 to 1995. Three comparables have finished lower levels, four comparables have unfinished basements, and three comparables have one fireplace. Each comparable has central air conditioning and an attached or detached garage ranging in size from 400 to 1,040 square feet of building area. Comparable #3 has an inground swimming pool. The comparables have sites ranging in size from 9,270 to 13,790 square feet of land area and are located from approximately .14 to .70 of a mile from the subject property. The sales occurred from November 2019 to August 2020 for prices ranging from \$225,000 to \$248,500 or from \$130.05 to \$203.07 per square foot of living area, including land.

Board of review comparable #1 is the same property as appellant's comparable #2, however, the board of review provided a copy of the Multiple Listing Service listing sheet disclosing the property sold in August 2020 for a price of \$248,500 or \$134.32 per square foot of living area, including land, rather than the appellant's reported sale in February 2020 for a price of \$165,000. The listing provided by the board of review described the home as having replaced and new features including, in part, new roof, gutters, paint, updated kitchen, furnace and plumbing. The board of review also provide a copy of a July 2017 listing of this comparable for a price of \$190,000, which was subsequently reduced to \$170,000. Additionally, the board of review provided a copy of the Listing & Property History Report disclosing the property was listed in July 2017 for \$190,000, which expired on July 3, 2018, and was listed again in June 2020 for a price of \$269,000.

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 comparable sales in the record support the subject's assessment and a reduction is not warranted.

The Board gives less weight to the appellant's reported sale price for comparable sale #2, which is the same property as board of review comparable #1, as the board of review provided copies of

the Multiple Listing Service listings of the comparable and a copy of the property's Listing & Property History Report disclosing the property sold in August 2020 for \$248,500 rather than the price provided by the appellant. The appellant did not submit any objective documentation to support the reported purchase price as reflected in his submission or to refute the board of review's evidence.

The Board gives less weight to board of review comparables #2, #3 and #4 as these properties are improved with homes differing in style and size from the subject dwelling.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #3 and board of review comparable sales #1 and #5. These comparables are improved with two-story dwellings of wood siding exterior construction that range in size from 1,830 to 2,286 square feet of living area and are similar to the subject in age and most features. These four comparables sold for prices ranging from \$235,000 to \$248,500 or from \$104.54 to \$134.32 per square foot of living area, including land. The comparable at the high end of the range is board of review comparable #1, which is described as being rehabbed prior to the sale. Due to its superior condition in relation to the subject dwelling, this property would require a downward adjustment to make it more equivalent to the subject property. The Board finds that appellant's comparable #3 has finished basement area, superior to the subject's unfinished basement, suggesting this comparable would require a downward adjustment to make it more equivalent to the subject. The three remaining comparables that were not reported to have undergone rehabilitation had prices ranging from \$235,000 to \$240,000 or from \$104.54 to \$130.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$247,987 or \$122.22 per square foot of living area, including land, which is within the range established by the four best comparable sales in this record. Based on this record the Board finds a reduction in the subject's assessment is not appropriate.

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: July 19, 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

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