



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

APPELLANT: Joan Finley
DOCKET NO.: 20-00146.001-R-1
PARCEL NO.: 10-24-205-108

The parties of record before the Property Tax Appeal Board are Joan Finley, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein, 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: \$34,747
IMPR.: \$81,067
TOTAL: \$115,814

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 split-level dwelling of brick exterior construction with 1,653 square feet of above grade living area. The dwelling was constructed in 1964. Features of the home include a finished lower level, central air conditioning, one fireplace and a 483 square foot garage. The property has an 11,810 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within .46 miles from the subject. The comparables have sites that range in size from 9,910 to 35,240 square feet of land area and are improved with a 1.5-story, a ranch, a 2-story and two, split-level dwellings of wood siding, brick and wood siding, or wood siding and stone exterior construction that were built from 1966 to 1977. The dwellings range in size from 1,288 to 3,137 square feet of above grade living area. One comparable has a lower level, two comparables have basements and two comparables have crawl space foundations. Each comparable has central air conditioning, two comparables

each have one or two fireplaces and each comparable has a garage ranging in size from 440 to 552 square feet of building area. The comparables sold from January 2017 to October 2019 for prices ranging from \$185,000 to \$355,000 or from \$82.56 to \$162.25 per square foot of above grade living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,814. The subject's assessment reflects a market value of \$347,894 or \$210.46 per square foot of above grade 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 .43 miles from the subject. The comparables have sites ranging in size from 11,390 to 16,090 square feet of land area and are improved with split-level dwellings of wood siding, wood siding and brick or vinyl siding and brick exterior construction that were built in 1964 or 1968 with comparable #3 having an effective year built of 1980. Each dwelling ranges in size from 1,575 to 1,753 square feet of above grade living area. Each comparable has a lower level with finished area, central air conditioning and one fireplace. Two comparables and garages with 540 or 1,240 square feet of building area. The comparables sold from April 2019 to June 2020 for prices ranging from \$262,000 to \$474,000 or from \$166.35 to \$286.23 per square foot of above grade 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains eight suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2 and #3 which sold approximately 19 or 24 months prior to the subject's January 1, 2020, assessment date and are less likely to be reflective of market value. The Board gives less weight to appellant's comparables #2 through #4 due to differences in site size, style and/or dwelling size when compared to the subject.

The Board finds the best evidence of the subject's market value to be the board of review comparables which overall are more similar to the subject in location, site size, style, dwelling size, year built and features. These comparables sold from April 2019 to June 2020 for prices ranging from \$262,000 to \$474,000 or from \$166.35 to \$286.23 per square foot of above grade living area, including land. The subject's assessment reflects a market value of \$347,894 or \$210.46 per square foot of above grade living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence and after considering adjustments to the best comparable sales for differences when compared to the

subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and 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:

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

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