



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

APPELLANT: Kevin Walsh
DOCKET NO.: 20-00715.001-R-1
PARCEL NO.: 10-26-204-006

The parties of record before the Property Tax Appeal Board are Kevin Walsh, the appellant; 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: \$11,962
IMPR.: \$42,864
TOTAL: \$54,826

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 1-story dwelling with a vinyl siding exterior containing a total of 1,321 square feet of living area.¹ The home was built in 1988 and is approximately 32 years old. Features of the home include central air conditioning and a garage containing 260 square feet of building area. The property has an approximately 4,630 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant appeared for a hearing before the Property Tax Appeal Board contending overvaluation as to the land and the improvement (dwelling) as the bases of the appeal.² In

¹ Some descriptive information was drawn from the subject's property record card submitted by the board of review and the Multiple Listing Service (MLS) sheet associated with the subject's listing (Hearing Exhibit #1).

² Although the appellant requested an assessment reduction to both land and improvement/dwelling, the record does not contain evidence of land-only sales. Therefore, the Property Tax Appeal Board will analyze and determine the

support of this appeal, the appellant submitted a grid analysis containing information on four comparable sales located within .75 of a mile from the subject property and within the same assessment neighborhood code as is assigned to the subject property. The comparables have lots ranging in size from 4,277 to 4,652 square feet of land area and are improved with 1-story dwellings of vinyl siding exteriors that each contain 1,321 square feet of living area. The comparables were built from 1987 to 1990 and each feature central air conditioning and a 260-square foot garage. Two comparables each have a fireplace. The sales of the comparables occurred from January 2019 to May 2020 for prices ranging from \$115,900 to \$162,000 or from \$87.74 to \$122.63 per square foot of living area, including land.

The appellant argued that comparable sale #2 which sold for \$162,000 included seller's concession to buyer of \$5,000 which would reflect an actual purchase price of \$157,000. Based on this evidence and argument, the appellant requested the subject's total assessment be reduced to \$45,741, which would reflect a market value of approximately \$137,237 or \$103.89 per square foot of living area, including land, 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 \$54,826. The subject's assessment reflects a market value of \$164,692 or \$124.67 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 response to the appellant's evidence, the board of review submitted descriptive information on five comparable sales located in the same assessment neighborhood code as is assigned to the subject property. The board of review comparable #3 is the same property as appellant's comparable #2. The comparables were built from 1988 to 1991. They have sites ranging in size from 4,310 to 4,700 square feet of land area and are improved with 1-story dwellings of vinyl siding exteriors with each dwelling containing 1,321 square feet of living area. The comparables sold from February 2019 to October 2020 for prices ranging from \$162,000 to \$203,900 or from \$122.63 to \$154.35 per square foot of living area, including land.

Appearing at the hearing as designee on behalf of the board of review was Jack L. Perry II. Mr. Perry summarized the board of review evidence and argued that the board of review comparables are nearly identical to the subject and they support the subject's assessment. Additionally, Mr. Perry noted that appellant's comparable #3 was a short sale and comparable #4 was a "cash-only" sale. Based on this evidence and argument, the board of review requested a 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

value of the subject property with land and improvement together. See Showplace Theatre Company v. Property Tax Appeal Board, 145 Ill.App 3d. 774 (2nd Dist. 1986).

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 a total of eight comparable sales (including one common comparable) in support of their positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparables #3 and #4 as these two transactions were described as a short sale and a "cash-only" sale, respectively, which raises a question as to whether these transactions had sufficient elements of an arm's-length transaction.

The Board finds the best evidence of market value to be appellant's comparable #1, along with board of review comparables which includes the parties' common comparable (appellant comparable #2/board of review comparable #3). These six comparables are nearly identical to the subject in location, lot size, design, exterior construction, dwelling size, foundation, garage, and some features. These nearly identical comparables sold from February 2019 to October 2020 for prices ranging from \$155,000 to \$203,900 or from \$117.34 to \$154.35 per square foot of living area, land included. The subject's assessment reflects a market value of \$164,692 or \$124.67 per square foot of living area, including land, which is on the lower end of the range established by the best comparable sales in this record both on an overall value basis and on a per square foot basis.

On this record, and after considering adjustments to the best comparables for differences from the subject property, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject property is overvalued and, therefore, a reduction in the subject's assessment is not warranted.

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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COUNTY

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