



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

APPELLANT: Paul Chason
DOCKET NO.: 20-00815.001-R-1
PARCEL NO.: 15-32-103-062

The parties of record before the Property Tax Appeal Board are Paul Chason, the appellant, by attorney Kevin Fanning of Fanning Law, LLC in Chicago, 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: \$30,937
IMPR.: \$84,580
TOTAL: \$115,517

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 one-story dwelling of wood siding exterior construction containing 1,614 square feet of living area. The dwelling was built in 1973 and is approximately 47 years old. Features of the home include a basement with finished area, central air conditioning, and an attached two-car garage. The property has a 9,000 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$280,000 as of January 1, 2018. The appraisal was prepared by Peter Soukoulis, an Illinois Certified General Real Estate Appraiser. The property rights appraised are the fee simple interest and the purpose of the appraisal was to estimate the market value to be used for an ad valorem tax appeal.

The appraiser developed the sales comparison approach using three comparable sales improved with one-story dwellings of frame or brick and frame construction each with 1,614 square feet of living area that were either 46 or 48 years old. Two comparables have a crawl space foundation and one comparable has a full basement finished with a recreation room. Each property has central air conditioning and a two-car garage. Their sites range in size from 9,050 to 11,934 square feet of land area. The comparables are located from .22 to .41 of one mile from the subject property. The sales occurred from January 2017 to October 2017 for either \$280,000 or \$291,500 or \$173.48 and \$180.61 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject in land area and/or differences in type of foundation resulting in adjusted prices ranging from \$280,000 to \$293,645. The appraiser estimated the subject property had a market value of \$280,000 as of January 1, 2018. The appellant requested the subject's total assessment be reduced to \$93,324 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,517. The subject's assessment reflects a market value of \$347,002 or \$215.00 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 one-story dwellings of wood siding exterior construction each with 1,614 square feet of living area. The homes were built from 1969 to 1972. Three comparables have crawl space foundations and two comparables have either a full or partial basement with one having finished area. Each property has central air conditioning and a 442 square foot attached garage. Two comparables have one fireplace each. These properties have sites ranging in size from 8,770 to 11,030 square feet of land area and are located from .15 to .63 of one mile from the subject property. The sales occurred from April 2019 to August 2020 for prices ranging from \$349,000 to \$372,000 or from \$216.23 to \$230.48 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the comparable sales submitted by the board of review. The comparables provided by the board of review are similar to the subject in location, land area, dwelling style, size, and age. The board of review comparables are also similar to the subject in features with the exception three have crawl space foundations or an unfinished basement, unlike the subject's partial basement with finished area, suggesting upward adjustments to these comparables would be appropriate to make them more equivalent to the

subject property. The board of review comparable sales sold proximate in time to the assessment date for prices ranging from \$349,000 to \$372,000 or from \$216.23 to \$230.48 per square foot of living area, including land. The subject's assessment reflects a market value of \$347,002 or \$215.00 per square foot of living area, including land, which is below the range established by the best comparable sales in the record and well supported considering the suggested positive adjustments to those comparables that have inferior features relative to the subject property. Little weight is given the appellant's appraisal as the effective date of the report is two years prior to the assessment date at issue and the sales used in the appraisal occurred in 2017, not as proximate in time to the assessment date as the sales provided by the board of review. Based on this evidence 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Paul Chason, by attorney:
Kevin Fanning
Fanning Law, LLC
200 N. LaSalle St.
Suite 1550
Chicago, IL 60601

COUNTY

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