



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

APPELLANT: Jeffery & Lisa Holmquist
DOCKET NO.: 20-01284.001-R-1
PARCEL NO.: 14-32-405-002

The parties of record before the Property Tax Appeal Board are Jeffery and Lisa Holmquist, the appellants, 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: \$45,440
IMPR.: \$147,221
TOTAL: \$192,661

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 part two-story and part one-story dwelling of wood siding exterior construction with 3,337 square feet of living area.¹ The dwelling was constructed in 1981 and is approximately 39 years old. Features of the home include an unfinished partial basement, central air conditioning, one fireplace and an attached garage with 527 square feet of building area. The property has a site with approximately 47,490 square feet of land area and is located in Deer Park, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales improved with two-story dwellings of

¹ The appellants described the subject as a split-level dwelling while the board of review described the subject as being a two-story style dwelling. A review of a copy of the subject's property record card submitted by the board of review depicts the dwelling as being a part two-story and part one-story dwelling. The parties agreed on the size of the subject home.

frame construction that range in size from 3,134 to 3,773 square feet of living area. The homes range in age from 28 to 35 years old. Each property has an unfinished full basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 630 to 868 square feet of building area. The comparables have sites ranging in size from 39,777 to 56,063 square feet of land area and are located from approximately .40 to .78 of one mile from the subject property. The sales occurred from February 2019 to June 2019 for prices ranging from \$480,000 to \$518,000 or from \$134.38 to \$154.48 per square foot of living area, including land. The appellants requested the subject's assessment be reduced to \$163,810.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$192,661. The subject's assessment reflects a market value of \$578,735 or \$173.43 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 exterior construction that range in size from 2,892 to 3,568 square feet of living area. The homes were built from 1978 to 1988. Each property has an unfinished full basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 638 to 1,018 square feet of building area. Comparable #2 has an inground swimming pool. The comparables have the same assessment neighborhood code as the subject with sites ranging in size from 39,020 to 48,530 square feet of land area and are located from approximately .67 to 1.81 miles from the subject property. The sales occurred from January 2019 to August 2020 for prices ranging from \$590,000 to \$650,000 or from \$177.17 to \$204.01 per square foot of living area, including land.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains nine sales submitted by the parties to support their respective positions. The Board gives less weight to board of review comparables #4 and #5 due to differences from the subject dwelling in size as well as the difference in location with respect to comparable #4. The remaining comparables are relatively similar to the subject in dwelling age, size and features with the exception each has a larger garage and board of review comparable #2 has an inground swimming pool whereas the subject has no swimming pool, suggesting downward adjustments to the comparables would be appropriate. These comparables sold for prices ranging from \$480,000 to \$650,000 or from \$134.38 to \$193.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$578,735 or \$173.43 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as

established by the board of review is correct 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: 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

AGENCY

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