



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

APPELLANT: Hector Olivia
DOCKET NO.: 20-02867.001-R-1
PARCEL NO.: 07-09-102-002

The parties of record before the Property Tax Appeal Board are Hector Olivia, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, 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: \$26,341
IMPR.: \$196,970
TOTAL: \$223,311

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 1.5-story dwelling of brick exterior construction with 4,616 square feet of living area. The dwelling was constructed in 1996 and is approximately 24 years old. Features of the home include a full walk-out basement with finished area, central air conditioning, four fireplaces and a 935 square foot garage. The subject also features an 800 square foot inground swimming pool.¹ The property has an approximately 86,740 square foot site and is located in Wadsworth, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 1.02 miles from the subject property. The comparables have sites that range in size from 88,243 to 203,499 square

¹ The Board finds the best description of the subject property was found in the property record card, submitted by the board of review, which reported an inground swimming pool amenity that was omitted from the appellant's grid.

feet of land area and are improved with 2-story dwellings of brick or wood siding exterior construction that range in size from 3,669 to 5,425 square feet of living area. The dwellings range in age from 24 to 31 years old. Each comparable has a full basement, one with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 660 to 1,104 square feet of building area. The properties sold from August 2018 to April 2020 for prices ranging from \$350,000 to \$600,000 or from \$64.52 to \$130.49 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$161,136 which reflects a market value of \$483,456 or \$104.73 per square foot of living area, land included, 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 \$223,311. The subject's assessment reflects a market value of \$670,805 or \$145.32 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 three comparable sales located within 0.85 of a mile from the subject property. The comparables have sites that range in size from 97,960 to 233,750 square feet of land area and are improved with a 1-story, a 1.5-story or a 2-story dwelling of brick or wood siding exterior construction that range in size from 3,770 to 4,913 square feet of living area. The homes were built from 1995 to 2000. Each comparable has a full basement with finished area, where one is walk-out in style. The dwellings each have central air conditioning, one or three fireplaces and a garage ranging in size from 766 to 1,330 square feet of building area. Comparable #2 has an inground swimming pool. The properties sold from July 2019 to October 2020 for prices ranging from \$560,000 to \$735,000 or from \$143.00 to \$179.05 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1, #2 and #3 which have unfinished basements in contrast to the subject's finished basement and/or sold in 2018, less proximate in time to the January 1, 2020 assessment date than other properties in the record. The Board gives less weight to board of review comparable #3 which has a substantially larger site size relative to the subject's site.

The Board finds the best evidence of market value to be appellant comparable #4 along with board of review comparables #1 and #2 which sold proximate to the assessment date at issue and

are generally similar to the subject in location, age, basement finish and other features, but have varying degrees of similarity to the subject in design and dwelling size. These comparables sold from July 2019 to October 2020 for prices ranging from \$600,000 to \$735,000 or from \$130.49 to \$179.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$670,805 or \$145.32 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, 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:

December 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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