



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

APPELLANT: David Rende
DOCKET NO.: 20-03041.001-R-1
PARCEL NO.: 09-28-208-042

The parties of record before the Property Tax Appeal Board are David Rende, 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: \$5,101
IMPR.: \$39,810
TOTAL: \$44,911

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 2-story townhouse of wood or vinyl siding exterior construction with approximately 1,464 square feet of living area. The dwelling was constructed in 2000 and is approximately 20 years old. Features of the home include a concrete slab foundation, central air conditioning, and a 240 square foot garage. The property is located in Island Lake, Wauconda 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 \$110,000 as of November 16, 2019. The appraisal was prepared by Mark Romer, a certified residential real estate appraiser, for the purpose of a refinance transaction.

Under the sales comparison approach, the appraiser examined three comparable sales and two listings located from 0.03 to 0.26 of a mile from the subject. The comparables are 1-story or 2-

story townhomes ranging in size from 1,308 to 1,590 square feet of living area. The dwellings range in age from 18 to 28 years old. Each home has central air conditioning and a 1-car garage. Three homes each have a fireplace and two homes each have a basement. Three comparables sold from May to October 2019 for prices ranging from \$122,500 to \$145,500 or from \$83.90 to \$106.96 per square foot of living area, including land. Two comparables were listed for sale for prices of \$137,500 and \$147,500 or \$94.18 and \$112.77 per square foot of living area, including land. The appraiser made adjustments for financing concessions, listing, and differences from the subject, such as view, condition, room count, dwelling size, foundation type, fireplace count, and finishes/upgrades, to conclude adjusted prices ranging from \$109,500 to \$133,685. The appraiser gave the most weight to appraisal comparable #1 which is the same model as the subject with secondary consideration to appraisal comparable #2 which is located in the subject's neighborhood. Based on the foregoing, the appraiser opined the market value of the subject property was \$110,000 as of November 16, 2019.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$36,000 which would reflect a market value of \$108,011 or \$73.78 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 \$44,911. The subject's assessment reflects a market value of \$134,908 or \$92.15 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 four comparable sales where comparable #3 is the same property as appraisal comparable #1. The comparables are located from 0.02 to 0.10 of a mile from the subject and within the subject's development. The comparables are 2-story townhomes of wood siding exterior construction with 1,464 square feet of living area and are the same model as the subject. The dwellings were built in 2000 or 2001. Two homes each have a basement, one of which has finished area, and two homes each have a concrete slab foundation. Each home has central air conditioning and a 240 square foot garage. Two homes each have a fireplace. The comparables sold from April 2019 to January 2020 for prices ranging from \$122,500 to \$159,000 or from \$83.67 to \$108.61 per square foot of living area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

In written rebuttal, the appellant pointed out that two of the board of review's comparables have basements, better views, and decks.

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 appellant presented an appraisal and the board of review presented four comparable sales in support of their respective positions before the Board. The Board gives less weight to the value conclusion presented in the appraisal. The appraiser relied on five comparables, two of which are listings rather than sales indicative of market value as of the assessment date. Moreover, the appraiser placed the most weight on appraisal comparable #1, which has a basement unlike the subject, and apparently placed little weight on the other two comparable sales which are similar to the subject in age, location, dwelling size, and most features and sold for considerably more than the appraised value conclusion. For these reasons, the Board finds the appraisal less credible and will instead examine the raw sales data presented in the appraisal and by the board of review.

The record contains a total of eight comparables, with one common comparable, for the Board's consideration. The Board gives less weight to appraisal comparables #4 and #5, which are listings and less likely to be indicative of market value as of the assessment date. The Board gives less weight to the appraisal comparable #1/board of review's comparable #3 and the board of review's comparable #1, due to substantial differences from the subject in foundation type.

The Board finds the best evidence of market value to be the appraisal comparables #2 and #3 and the board of review's comparables #2 and #4, which are similar to the subject in age, location, dwelling size, and most features. These comparables sold from May 2019 to January 2020 for prices ranging from \$128,000 to \$145,500 or from \$87.43 to \$106.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$134,908 or \$92.15 per square foot of 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 appropriate adjustments to the best comparables for differences when compared to 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:

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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