



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

APPELLANT: Lauro & Velta Torres
DOCKET NO.: 20-03153.001-R-1
PARCEL NO.: 11-22-314-004

The parties of record before the Property Tax Appeal Board are Lauro & Velta Torres, the appellants, 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: \$71,039
IMPR.: \$118,779
TOTAL: \$189,818

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 2-story dwelling of brick exterior construction with 3,204 square feet of living area. The dwelling was built in 1985 and is approximately 35 years old. Features of the home include a crawl space foundation, central air conditioning, two fireplaces, and a 767 square foot garage. The subject property has an approximately 46,352 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on three comparable sales with the same assessment neighborhood code as the subject and located within 0.50 of a mile from the subject property. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction that are 52 or 54 years old. The dwellings range in size from 2,932 to 4,220 square feet of living area and are situated on sites that have 40,127 or 81,021 square feet of land area.

Each comparable has an unfinished basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 462 to 648 square feet of building area. The comparables sold from June 2019 to April 2020 for prices ranging from \$458,250 to \$542,000 or from \$128.44 to \$156.29 per square foot of living area, land included.

Based on this evidence, the appellants requested the subject's assessment be reduced to \$153,044 reflecting a market value of \$459,178 or \$143.31 per square foot of living area, including land, when using 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 \$189,818. The subject's assessment reflects an estimated market value of \$570,195 or \$177.96 per square foot of living area, land included, when applying the 2020 three-year average median level of assessment for Lake County of 33.29%.

In support of the subject's assessment, the board of review submitted information on four comparable sales located from 0.08 of a mile to 1.79 miles from the subject and with three of these comparables having the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction that were built from 1977 to 2001. The dwellings range in size from 2,426 to 4,492 square feet of living area and are situated on sites that range in size from 23,070 to 79,980 square feet of land area. Three comparables each have an unfinished basement and one comparable has a slab foundation. Each comparable has central air conditioning, one to three fireplaces, and a garage ranging in size from 452 to 825 square feet of building area. Comparable #4 has an inground swimming pool. The comparables sold from March 2019 to September 2020 for prices ranging from \$515,000 to \$1,010,000 or from \$212.28 to \$224.84 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants 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 appellants did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The record contains seven comparable sales for the Board's consideration. The Board gives reduced weight to board of review comparable #4 as it is less proximate in location to the subject than the other comparables in the record being located in a different assessment neighborhood code than the subject; in addition, it has an inground swimming pool, not a feature of the subject. The Board finds the remaining comparables are similar to the subject in location and design, but each differs considerably from the subject in other attributes, including age, dwelling size, foundation type, and/or lot size. Nevertheless, these six comparables sold from March 2019 to September 2020 for prices ranging from \$458,250 to \$1,010,000 or from \$128.44 to \$224.84, land included. The subject's assessment reflects an estimated market value of \$570,195 or \$177.96 per square foot of living area, land included, which falls within the range established by

the six remaining comparable sales in this record. Based on the record, the Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction in the subject's assessment is 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: January 17, 2023



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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