



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

APPELLANT: Pamela Glaser
DOCKET NO.: 20-03249.001-R-1
PARCEL NO.: 09-25-202-076

The parties of record before the Property Tax Appeal Board are Pamela Glaser, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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: \$6,413
IMPR.: \$69,721
TOTAL: \$76,134

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 condominium with vinyl siding exterior construction containing 1,616 square feet of living area. The dwelling was built in 2004 and features a partially finished basement, central air conditioning, a fireplace, and an attached garage with 400 square feet of building area. The property is located in Wauconda, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located within the same assessment neighborhood code as the subject property. The comparables are improved with 2-story condominiums of vinyl siding exteriors each containing 1,471 square feet of living area. The comparables were each built in 2004 on concrete slab foundations and each home features central air conditioning, a fireplace, and an attached garage with 276 square feet of building area.

The comparables sold in March and July 2020 for prices of \$150,000 and \$177,000 or \$101.97 and \$120.33 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$64,631 which would reflect a market value of \$193,912 or \$120.00 per square foot of living area, land included, at 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 \$76,134. The subject's assessment reflects a market value of \$228,699 or \$141.52 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 located within the same assessment neighborhood code as the subject property. The comparables are improved with 2-story condominiums with vinyl siding exteriors containing from 1,616 to 1,762 square feet of living area. The dwellings were built in either 2004 or 2005 and each comparable features a basement, three with finished area. Each comparable also features central air conditioning and a garage ranging in size from 400 to 482 square feet of building area. Two comparables also have a fireplace. The comparables sold from August 2019 to October 2020 for prices ranging from \$260,000 to \$295,000 or from \$158.43 to \$167.42 per square foot of living area, including land. Based on this evidence, the board of review requested the assessment be sustained.

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 parties submitted a total of seven comparable sales in support of their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparables based on having concrete slab foundations, along with board of review comparable #3 based on having an unfinished basement, each dissimilar to the subject's partially finished basement foundation. The Board finds the best evidence of market value to be board of review comparables #1, #2, and #4 which are most similar to the subject in finished basement area, in addition to location, age, dwelling size, and most features. These best comparables in the record sold from September 2019 to October 2020 for prices ranging from \$260,000 to \$265,000 or from \$158.43 to \$160.89 per square foot of living area, including land. The subject's assessment reflects a market value of \$228,699 or \$141.52 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record both on an overall value basis and on a per square foot basis. After considering adjustments to the most similar comparables in the record for differences from the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject property is overvalued and, therefore, no reduction 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:

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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