



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

APPELLANT: Heherson Ubaldo
DOCKET NO.: 20-03871.001-R-1
PARCEL NO.: 15-21-410-004

The parties of record before the Property Tax Appeal Board are Heherson Ubaldo, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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: \$27,486
IMPR.: \$150,996
TOTAL: \$178,482

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 is improved with a two-story dwelling of frame construction with 3,243 square feet of living area. The dwelling was built in 1996. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 722 square feet of building area. The property has a 10,890 square foot site located in Buffalo Grove, Vernon 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 improved with two-story dwellings of frame construction built in 1998 that range in size from 3,001 to 3,851 square feet of living area. Each comparable has a basement with one having finished area, central air conditioning and an attached garage ranging in size from 651 to 704 square feet of building area. Once comparable has a fireplace. These properties have sites ranging in size from 10,890 to 16,988 square feet of

land area and are located within .17 of one mile from the subject property. The sales occurred from July 2019 to October 2019 for prices ranging from \$540,000 to \$585,000 or from \$144.38 to \$179.94 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$164,296.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$178,482. The subject's assessment reflects a market value of \$536,143 or \$165.32 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 improved with two-story dwellings of frame construction built in 1996 or 1997 that range in size from 2,988 to 3,414 square feet of living area. Each comparable has a basement with finished area, central air conditioning, one fireplace and an attached garage ranging in size from 682 to 736 square feet of building area. These properties have sites ranging in size from 10,019 to 13,504 square feet of land area and are located within .21 of one mile from the subject property. The sales occurred in August 2019 or February 2020 for prices ranging from \$600,000 to \$625,000 or from \$181.61 to \$200.80 per square foot of living area, including land.

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 best evidence of market value to be appellant's comparable sale #3 and the comparable sales submitted by the board of review as these properties are improved with dwellings most similar to the subject dwelling in size. Appellant's comparable #3 lacks a fireplace, a feature of the subject property, suggesting this comparable would require an upward adjustment to make the property more equivalent to the subject property. Each of the board of review comparables has finished basement area, unlike the subject's unfinished basement, suggesting each would require a downward adjustment to make the properties more equivalent to the subject for this characteristic. These four comparables sold for prices ranging from \$540,000 to \$625,000 or from \$179.94 to \$200.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$536,143 or \$165.32 per square foot of living area, including land, which is below the range established by the best comparable sales in this record and well supported after considering the suggested adjustments to make the comparables more like the subject property. The Board gives less weight to appellant's comparables #1 and #2 due to differences from the subject dwelling in size. 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

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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