



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

APPELLANT: George Vites
DOCKET NO.: 20-04691.001-R-1
PARCEL NO.: 15-05-108-054

The parties of record before the Property Tax Appeal Board are George Vites, 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: \$28,930
IMPR.: \$47,062
TOTAL: \$75,992

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 part 1-story part 2-story townhouse¹ of wood siding exterior construction with 1,312 square feet of living area. The dwelling was constructed in 1995. Features of the home include a concrete slab foundation, central air conditioning, a fireplace, and a 391 square foot garage. The property has a 4,356 square foot site and is located in Mundelein, 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 presented in two grid analyses. The comparables are located within 0.07 of a mile from the subject and have 5,227 or 5,663 square

¹ The parties differ regarding the subject's design. The Board finds the best evidence of the subject's design is found in the subject's property record card presented by the board of review, which contains a sketch and measurements and depicts second floor living area.

foot sites improved with 2-story homes of frame exterior construction. The homes range in size from 1,312 to 1,403 and were built in 1994 or 1995. The appellant reported that comparable #3 was recently rehabbed. Each home features central air conditioning and a garage ranging in size from 391 to 440 square feet of building area. One home has a fireplace. The comparables sold from June to December 2019² for prices ranging from \$227,500 to \$228,500 or from \$162.51 to \$173.40 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$75,992. The subject's assessment reflects a market value of \$228,273 or \$173.99 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 five comparable sales where comparables #1 and #5 are the same properties as the appellant's comparables #3 and #2, respectively. The comparables are located within 0.14 of a mile from the subject. The parcels range in size from 3,480 to 7,410 square feet of land area and are improved with part 1-story part 2-story or 2-story townhomes of wood siding exterior construction ranging in size from 1,312 to 1,403 square feet of living area. The dwellings were built from 1994 to 1996. Three 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 garage ranging in size from 391 to 440 square feet of building area. Three homes each have a fireplace. The comparables sold from June 2019 to October 2020 for prices ranging from \$225,000 to \$263,000 or from \$160.37 to \$187.46 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

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 record contains a total of six comparable sales, with two common sales, for the Board's consideration. The Board gives less weight to the board of review's comparables #2, #3, and #4, which each have a basement compared to the subject's concrete slab foundation.

The Board finds the best evidence of market value to be the appellant's comparable #1, the appellant's comparable #2/board of review's comparable #5, and the appellant's comparable #3/board of review's comparable #1, which are similar to the subject in dwelling size, age, location, lot size, and features. These most similar comparables sold from June to December 2019 for prices ranging from \$227,500 to \$228,500 or from \$162.51 to \$173.40 per square foot

² The board of review reported that comparable #2, which is a common comparable, sold in June 2019.

of living area, including land. The subject's assessment reflects a market value of \$228,273 or \$173.99 per square foot of living area, including land, which is within the range established by the best comparable sales in terms of total market value and slightly above the range on a price per square foot basis, which appears to be justified given the subject's slightly smaller dwelling size compared to two of the best comparables. 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: March 21, 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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