



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

APPELLANT: Federico Perez
DOCKET NO.: 20-04878.001-R-1
PARCEL NO.: 12-05-223-020

The parties of record before the Property Tax Appeal Board are Federico Perez, 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: \$4,306
IMPR.: \$40,261
TOTAL: \$44,567

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 split-level dwelling of brick and wood siding exterior construction with 1,026 square feet of above grade living area that was constructed in 1968.¹ Features of the home include a lower level with finished area and central air conditioning. The property has an approximately 6,120 square foot site and is located in North Chicago, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted Multiple Listing Service (MLS) sheets on two comparables and information in a grid analysis on six comparable sales located within 0.80 of a mile from the subject property. The comparables have sites that range in size from 3,271 to 13,416 square feet of land area and

¹ The Board finds the best description of subject property was found in its property record card submitted by the board of review which was not refuted by the appellant.

are reported to be improved with one-story dwellings that range in size from 900 to 1,174 square feet of above grade living area.² The dwellings were built from 1963 to 1972. Each comparable is reported to have an unfinished basement. One comparable has central air conditioning and five comparables have a garage ranging in size from 484 to 621 square feet of building area. The properties sold from January 2018 to May 2019 for prices ranging from \$61,100 to \$150,000 or from \$63.91 to \$130.66 per square foot of above grade living area, land included.

The MLS sheets for comparables #3 and #4 report these properties to have been “rehabbed” in either 2015 or 2017. Based on this evidence, the appellant requested the subject’s total assessment be reduced to \$38,642 which reflects a market value of \$115,938 or \$113.00 per square foot of above grade 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 \$44,567. The subject's assessment reflects a market value of \$133,875 or \$130.48 per square foot of above grade 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 from 0.29 of a mile to 2.86 miles from the subject property. Board of review comparable #2 is the same property as the appellant’s comparable #6. The comparables have sites that range in size from 3,120 to 12,820 square feet of land area and are improved with split-level dwellings of brick or wood siding exterior construction that range in size from 850 to 1,148 square feet of above grade living area. The homes were built from 1963 to 1975. Each comparable has a lower level with finished area, two comparables have central air conditioning and two comparables have a garage with either 308 or 528 square feet of building area. The properties sold from May 2019 to October 2020 for prices ranging from \$150,000 to \$175,000 or from \$130.66 to \$200.59 per square foot of above grade living area, land included.

The board of review’s grid analysis and property record card for the subject reported the subject property sold in September 2018 for a price of \$143,000 or \$139.38 per square foot of above grade living area, land included. The board of review critiqued the appellant’s comparables arguing that four of the six properties sold in 2018. In addition, the board of review contended appellant comparable #1 was sold as a “gut rehab to be sold as is.” In support of this contention, the board of review submitted a copy of the MLS listing sheet for the appellant’s comparable #1. Based on this evidence, the board of review requested the subject’s assessment be confirmed.

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

² The Board notes that information in the appellant’s grid analysis differs from the property detail reported in the Multiple Listing Service sheets submitted for its comparables #3 and #4.

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 nine comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appellant comparables #2, #3, #4 and #5 which sold in 2018, less proximate to the January 1, 2020 assessment date than other properties in the record. The Board gives less weight to the appellant's comparable #1 which, based on the MLS sheet submitted by the board of review, reports the property to be sold in as "requiring a gut rehab" as well as buyer assumes "Village repairs and violations." The Board also gives less weight to the board of review's comparable #3 which is located more than two miles from the subject.

The Board finds the best evidence of market value to be appellant comparable #6 along with board of review comparable #1, #2 and #4, including the common property, which are more similar to the subject in location, age, design, dwelling size and some other features. These comparables sold from May 2019 to October 2020 for prices ranging from \$150,000 to \$175,000 or from \$130.66 to \$200.59 per square foot of above grade living area, including land. The subject's assessment reflects a market value of \$133,875 or \$130.48 per square foot of above grade living area, including land, which falls below the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified, and a reduction in the subject's assessment is not 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: 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Federico Perez, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085