



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

APPELLANT: Kieran Moran
DOCKET NO.: 20-09049.001-R-1
PARCEL NO.: 15-33-304-169

The parties of record before the Property Tax Appeal Board are Kieran Moran, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, 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: \$20,663
IMPR.: \$42,898
TOTAL: \$63,561

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 1-story condominium dwelling with 1,424 square feet of living area. The dwelling was constructed in 1999. Features of the home include a concrete slab foundation, central air conditioning, and a detached 200 square foot garage. The property is located in Buffalo Grove, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on January 30, 2019 for a price of \$177,000. The appellant completed Section IV – Recent Sale Data of the appeal petition disclosing the sale was not between related parties, the property was sold by the owner, the property was not advertised for sale, and the sale was by contract for deed. In support of the transaction, the appellant submitted a copy of a recorded Warranty Deed dated January 30, 2019 that was recorded on February 6, 2019, indicating the sale was not by contract for deed as

described by the appellant in Section IV of the appeal petition; a settlement statement describing a purchase price of \$177,000; a purchase contract describing the balance of the purchase price is due at closing, further indicating the sale was not by contract for deed; and a commitment for title insurance.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,561. The subject's assessment reflects a market value of \$190,931 or \$134.08 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 located within the same condominium complex as the subject. The comparables are improved with 1-story condominium dwellings ranging in size from 1,308 to 1,590 square feet of living area. The dwellings were built in 1998 and 1999. Each home has a concrete slab foundation, central air conditioning, and a detached 200 square foot garage. The comparables sold from March 2019 to March 2021 for prices ranging from \$194,500 to \$205,000 or from \$122.33 to \$149.46 per square foot of living area, including land.

The board of review submitted a Real Estate Transfer Declaration for the January 2019 sale of the subject, indicating the property was not advertised for sale.

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 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 in the record to be the board of review's comparables #1, #2, and #3, which are similar to the subject in location, dwelling size, age, and features and sold proximate in time to the assessment date. The Board gave less weight to the board of review's comparables #4 and #5, which sold less proximate in time to the assessment date than other comparables in this record. The most recent comparables sold for prices ranging from \$195,000 to \$205,000 or from \$128.93 to \$149.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$190,931 or \$134.08 per square foot of living area, including land, which is below the range established by the best comparable sales in terms of total market value and within the range on a price per square foot basis.

The Board gave little weight to the subject's sale due to the fact the did not have the elements of an arm's length transaction as it was not advertised or exposed on the open market.

Based on this record, and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is reflective of market value 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



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: June 27, 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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