



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

APPELLANT: Moises Zavala
DOCKET NO.: 21-00900.001-R-1
PARCEL NO.: 08-07-105-001

The parties of record before the Property Tax Appeal Board are Moises Zavala, the appellant, by attorney Eric Feldman of Eric Feldman & Assoc. 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: \$7,939
IMPR.: \$68,489
TOTAL: \$76,428

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 2021 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 bi-level/raised ranch dwelling of aluminum siding exterior construction with 1,362 square feet of above ground living area. The dwelling was constructed in 1976. Features of the home include a finished lower level and a 440 square foot garage. The property has a 16,040 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales that have the same assessment neighborhood code as the subject and are located within .75 of mile from the subject property in Waukegan. The comparables have sites that range in size from 15,550 to 32,350 square feet of land area. The comparables are improved with ranch dwellings of brick or wood siding exterior construction ranging in size from 975 to 1,212 square feet of above ground living area. The

dwellings were built from 1955 to 1960. Each comparable has a basement, two comparables have central air conditioning, one comparable has a fireplace and each comparable has a garage ranging in size from 440 to 840 square feet of building area. The comparables sold from July 2020 to August 2021 for prices ranging from \$155,000 to \$175,000 or from \$144.39 to \$158.97 per square foot of above ground 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 \$76,428. The subject's assessment reflects a market value of \$229,859 or \$168.77 per square foot of above ground living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% 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 that are located within .72 of mile from the subject property, one of which has the same assessment neighborhood code as the subject. One comparable is located in Beach Park and four comparables are located in Waukegan. The comparables have sites that range in size from 7,990 to 31,720 square feet of land area. The comparables are improved with bi-level/raised ranch or split-level dwellings of wood siding or aluminum siding exterior construction ranging in size from 1,026 to 1,276 square feet of above ground living area. The dwellings were built from 1961 to 1990 with comparable #1 having a reported effective age of 1978. Each comparable has a finished lower level and a garage ranging in size from 440 to 960 square feet of building area. Four comparables have central air conditioning and two comparables each have a fireplace. The comparables sold from July 2020 to October 2021 for prices ranging from \$225,000 to \$258,000 or from \$190.05 to \$251.46 per square foot of above ground 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 nine suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables, as well as board of review comparables #3 and #5 due to differences from the subject in design and/or site size. Furthermore, board of review comparable #3 is located in a different city than the subject.

The Board finds the best evidence of market value to be board of review comparables #1, #2 and #4, which are bi-level/raised ranch designs, like the subject. The Board finds these comparables are relatively similar to the subject in location, site size, dwelling size and some features. The comparables sold from August 2020 to October 2021 for prices ranging from \$242,500 to \$258,000 or from \$190.05 to \$251.46 per square foot of above ground living area, including

land. The subject's assessment reflects a market value of \$229,859 or \$168.77 per square foot of above ground living area, including land, which is less than the three best comparable sales in the record both in terms of overall market value and on a price per square foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment 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:

August 22, 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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