



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

APPELLANT: Laura Floyd
DOCKET NO.: 21-01253.001-R-1
PARCEL NO.: 16-28-118-006

The parties of record before the Property Tax Appeal Board are Laura Floyd, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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: \$51,480
IMPR.: \$94,200
TOTAL: \$145,680

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 one-story¹ dwelling of brick exterior construction with 1,652 square feet of living area. The dwelling was constructed in 1961. Features of the home include a lower level with finished area, central air conditioning and a 525 square foot garage. The property has a 10,120 square foot site and is located in Deerfield, West Deerfield 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 that are located within .30 of a mile from the subject property, one of which is located in the same assessment neighborhood code as the subject. The comparables have sites that range in size from 7,920 to 9,370 square feet of

¹ The parties reported the subject has a neighborhood description of "Splits in Northeast Deerfield."

land area. The comparables are improved with one-story² dwellings of brick or wood siding and brick exterior construction ranging in size from 1,669 to 2,050 square feet of living area. The dwellings were built from 1959 to 1963. One comparable has a lower level with finished area and two comparables each have a basement. Each comparable has central air conditioning, a fireplace and a garage containing 483 or 550 square feet of building area. The comparables sold from October 2019 to December 2020 for prices ranging from \$357,500 to \$399,900 or from \$174.39 to \$221.69 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$119,988, which would reflect a market value of \$360,000 or \$217.92 per square foot of living area, including land, when using 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 \$145,680. The subject's assessment reflects a market value of \$438,135 or \$265.21 per square foot of 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 response to the appeal, the board of review submitted the Multiple Listing Service data sheet for appellant's comparable sale #1 with remarks stating "Customize to your taste. List price is \$146,000 below assessed value. Per assessor taxes will be reassessed upon sale" and broker private remarks stating "Taxes are being protested. Taxes based on assessed value of \$525,000 - will be reassessed upon sale." The board of review also argued that the appellant's comparable #2 is an older sale.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales, where board of review comparable #3 is a duplicate of board of review comparable #1. The four comparable properties are located within .41 of a mile from the subject property, two of which have the same assessment neighborhood code as the subject. The comparables have sites that range in size from 8,500 to 13,070 square feet of land area. The comparables are improved with one-story³ dwellings of brick or brick and wood siding exterior construction ranging in size from 1,350 to 1,667 square feet of living area. The dwellings were built from 1958 to 1966. One comparable has a basement with finished area and three comparables each have a lower level, two of which have finished area. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 440 to 650 square feet of building area. The comparables sold from March to December 2020 for prices ranging from \$389,000 to \$569,900 or from \$269.95 to \$422.15 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

² The appellant reported the comparables have neighborhood descriptions of "Splits in Northeast Deerfield" or "Tri's in Northeast Deerfield."

³ The board of review reported the comparables have neighborhood descriptions of "Splits in Northeast Deerfield," "Tri's in Northeast Deerfield" or "Splits in Northwest Deerfield."

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 seven suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #3 due their larger dwelling sizes when compared to the subject. Furthermore, the appellant's comparable #2 had a sale date occurring 2019, less proximate in time to the assessment date at issue than the other comparable sales in the record. The Board has given reduced weight to board of review comparables #2 and #4 due to their smaller dwelling sizes when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables, which are similar to the subject in location, dwelling size, age and some features. These three comparables sold from March to November 2020 for prices of \$370,000 or \$450,000 or from \$221.69 to \$272.73 per square foot of living area, including land. The subject's assessment reflects a market value of \$438,135 or \$265.21 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. 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 estimated market value as reflected by its 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

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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