



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

APPELLANT: Grant Willcox
DOCKET NO.: 21-01269.001-R-1
PARCEL NO.: 15-04-307-020

The parties of record before the Property Tax Appeal Board are Grant Willcox, 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: \$23,751
IMPR.: \$109,752
TOTAL: \$133,503

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 2-story dwelling of wood siding exterior construction with 2,342 square feet of living area. The dwelling was constructed in 1975. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 372 square foot attached garage. The property has an approximately 7,200 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales with the same assessment neighborhood code as the subject and located within 0.61 of a mile from the subject property. The comparables have sites that range in size from 6,500 to 10,039 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction with 2,232 or 2,347 square feet of living area. The dwellings were built from 1976 to 1984. Each comparable

has a basement with one having finished area, central air conditioning, and a garage with 441 or 462 square feet of building area. Four comparables each have one fireplace. The properties sold from November 2019 to October 2020 for prices ranging from \$312,500 to \$367,500 or from \$133.15 to \$164.65 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$116,988 which reflects a market value of \$350,999 or \$149.87 per square foot of 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 \$133,503. The subject's assessment reflects a market value of \$401,513 or \$171.44 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 support of its contention of the correct assessment the board of review submitted information on five comparable sales with the same assessment neighborhood code as the subject and located within 0.65 of a mile from the subject property. The comparables have sites that range in size from 5,940 to 8,620 square feet of land area. The comparables are improved with 2-story dwellings of wood siding exterior construction that range in size from 2,232 to 2,347 square feet of living area. The homes were built from 1975 to 1978. Each comparable has a basement with two having finished area, central air conditioning, and a garage ranging in size from 372 to 462 square feet of building area. Four comparables each have one or two fireplaces. The properties sold from July to November 2021 for prices ranging from \$405,000 to \$435,000 or from \$175.76 to \$194.89 per square foot of living area, land included. 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 parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3, #4, and #5 as well as board of review comparables #2, #4, and #5 which lack a basement or lack basement finish, both of which are features of the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables to be similar to the subject in location, design, age, dwelling size, and other features. The properties sold in September 2020 and July 2021 for prices ranging from \$367,500 to \$431,000 or from \$164.65 to \$193.10 per square foot of living area, land included. The subject's assessment reflects a market value of \$401,513 or \$171.44 per square foot of living area, land included, which falls within the range established by the comparable sales in this record. Based on the record and after considering adjustments to the best comparables for differences from the

subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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: 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

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

APPELLANT

Grant Willcox, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

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