



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

APPELLANT: Daryl Ferguson
DOCKET NO.: 21-01299.001-R-1
PARCEL NO.: 08-29-304-015

The parties of record before the Property Tax Appeal Board are Daryl Ferguson, 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: \$9,405
IMPR.: \$51,649
TOTAL: \$61,054

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 ranch-style dwelling of brick exterior construction with 1,606 square feet of living area. The dwelling was built in 1967. Features of the home include an unfinished basement, one fireplace, and a 506 square foot garage. The property has an approximately 8,640 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 three comparable sales located in the same assessment neighborhood code as the subject property and within 0.19 of a mile from the subject. The properties have sites that range in size from 9,260 to 16,670 square feet of land area. The comparables are improved with ranch-style dwellings with brick exterior construction ranging in size from 1,662 to 1,825 square feet of living area. The comparables were built in either 1954 or

1964. Each comparable has an unfinished basement, one fireplace, and a garage that ranges in size from 480 to 575 square feet of building area. One comparable has central air conditioning. The properties sold from November 2019 to September 2020 for prices ranging from \$157,500 to \$193,000 or from \$86.30 to \$112.52 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$56,661 which reflects a market value of \$170,000 or \$105.85 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 \$61,054. The subject's assessment reflects a market value of \$183,621 or \$114.33 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 located in the same assessment neighborhood code as the subject property and within 0.21 of a mile from the subject. Board of review comparable #1 is the same property as the appellant's comparable #2. The properties have sites that range in size from 8,720 to 12,440 square feet of land area. The comparables are improved with ranch-style dwellings of brick exterior ranging in size from 1,240 to 1,662 square feet of living area. The dwellings were built from 1958 to 1964. Each comparable has an unfinished basement and a garage that ranges in size from 286 to 540 square feet of building area. Three comparables each have central air conditioning. Two comparables each have one fireplace. The properties sold from February 2020 to January 2022 for prices ranging from \$175,000 to \$215,000 or from \$112.52 to \$141.13 per square foot of living area, land included. 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 parties submitted seven suggested comparable sales for the Board's consideration, including one sale shared by both parties. The Board gives less weight to the appellant's comparables #1 and #3 which differ from the subject in age and/or has a 2019 sale date occurring less proximate in time to the subject's January 1, 2021 assessment date at issue than other comparables in this record. The Board also gives less weight to board of review comparables #2, #4, and #5 which differ from the subject in dwelling size.

The Board finds the best evidence of the market value to be the appellant's comparable #2/board of review comparable #1 and board of review comparable #3 which sold proximate in time to the subject's assessment date at issue and are overall more similar in age and dwelling size with varying degrees of similarity to the subject in location, design, and features. These two

properties sold in September 2020 and January 2022 for prices of \$187,000 and \$215,000 or of \$112.52 and \$133.37 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$183,621 or \$114.33 per square foot of living area, land included, which falls below the two best comparable sales in this record on an overall market value basis but is bracketed by them on a price per square foot basis. Based on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported 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:

November 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

Daryl Ferguson, 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