



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

APPELLANT: James Shackett
DOCKET NO.: 21-01343.001-R-1
PARCEL NO.: 06-09-315-031

The parties of record before the Property Tax Appeal Board are James Shackett, 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: \$8,174
IMPR.: \$55,581
TOTAL: \$63,755

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 part 1-story and part 2-story dwelling of wood siding exterior construction with 1,546 square feet of living area. The dwelling was built in 1998. Features of the home include an unfinished basement, central air conditioning, and a garage with 360 square feet of building area. The property has an approximately 5,660 square foot site and is located in Round Lake Beach, Lake Villa 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 with the same assessment neighborhood code as the subject property. The properties have sites with either 5,660 or 6,530 square feet of land area. The comparables are improved with part 1-story and part 2-story dwellings with wood siding exterior construction with 1,546 square feet of living area. The dwellings were built from 1997 to 1999. Each comparable has a basement with two having

finished area, central air conditioning, and a garage with 360 square feet of building area. One comparable has one fireplace. The comparables sold from August 2019 to August 2020 for prices ranging from \$174,900 or \$190,000 or ranging from \$113.13 to \$122.90 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$59,661 to reflect an approximate market value of \$179,001 or \$115.78 per square foot of living area, land included, at 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 \$63,756. The subject's assessment reflects a market value of \$191,747 or \$124.03 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 property. The properties have sites that range in size from 5,660 to 10,890 square feet of land area. The comparables are improved with part 1-story or part 2-story dwellings with wood siding exterior construction with either 1,498 or 1,546 square feet of living area. The dwellings were built from 1993 to 2001. Each comparable has a basement with four having finished area, central air conditioning, and a garage with either 360 or 462 square feet of building area. Three comparables each have one fireplace. The comparables sold from June 2020 to August 2021 for prices ranging from \$206,000 to \$235,000 or from \$133.25 to \$152.01 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 record contains a total of nine comparable sales submitted by the parties in support of their respective positions. The Board gave less weight to the appellant's comparables #1 and #2 which have 2019 sale dates occurring less proximate in time to the subject's January 1, 2021 assessment date than the other comparables in this record.

The Board finds the best evidence of market value to be the parties' remaining comparables which are identical or similar to the subject in location, design, age, dwelling size, and most features. However, six of these comparables have basement finish, unlike the subject, suggesting downward adjustments for this difference would be necessary to make them more equivalent to the subject. These seven properties sold from April 2020 to March 2021 for prices ranging from \$174,900 to \$235,000 or ranging from \$118.37 to \$152.01 per square foot of living area, land included. The subject's assessment reflects a market value of \$191,747 or \$124.03 per square foot of living area, land included, which falls within the range of the best comparable sales in

this record. Based on this record and after considering adjustments to the 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: October 17, 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

James Shackett, 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