



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

APPELLANT: Laura Palmer
DOCKET NO.: 21-01349.001-R-1
PARCEL NO.: 09-11-105-035

The parties of record before the Property Tax Appeal Board are Laura Palmer, 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: \$23,044
IMPR.: \$71,151
TOTAL: \$94,195

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 vinyl siding exterior construction with 2,405 square feet of living area. The dwelling was constructed in 2010. Features of the home include an unfinished basement, central air conditioning, a 462 square foot garage, and 792 square foot inground swimming pool. The property has an approximately 7,360 square foot site and is located in Volo, Wauconda 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 and located within 0.22 of a mile from the subject. The comparables have sites with 7,360 or 8,510 square feet of land area. The properties are improved with 2-story dwellings of vinyl siding, vinyl siding and brick, or vinyl siding and stone exterior construction that range in size from 2,415 to 2,745 square feet of living area. The

dwellings were built from 2009 to 2013. Each comparable has a basement with one having finished area, central air conditioning, and a garage with 462 or 672 square feet of building area. Two comparables each have one fireplace. The properties sold from November 2019 to August 2020 for prices ranging from \$257,000 to \$295,000 or from \$96.50 to \$107.47 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$88,324 which reflects a market value of \$264,998 or \$110.19 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 \$94,195. The subject's assessment reflects a market value of \$283,293 or \$117.79 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 four comparable sales¹ located within 0.54 of a mile from the subject and with three of these comparables having the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 7,670 to 9,380 square feet of land area. The properties are improved with 2-story dwellings of vinyl siding or vinyl siding and brick exterior construction that range in size from 2,395 to 2,498 square feet of living area. The homes were built from 2010 to 2013. Each comparable has a basement with one having finished area, central air conditioning, and a garage ranging in size from 462 to 672 square feet of building area. The four properties sold from May to September 2021 for prices ranging from \$297,000 to \$350,000 or from \$124.01 to \$144.05 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 eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #1 and board of review comparable #5 which have basement finish, unlike the subject. Furthermore, the appellant's comparable #1 has a 2019 sale date that is 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. These comparables have sale dates proximate in time to the subject's assessment date and are

¹ The board of review submitted five comparables in the grid analysis but board of review comparable #4 lacked sales data in support of the subject's assessment and will not be considered by the Board in this decision.

similar to the subject in location, design, age, dwelling size, and most features. These six properties sold from March 2020 to September 2021 for prices ranging from \$257,000 to \$345,000 or from \$96.50 to \$144.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$283,293 or \$117.79 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. Based on this record and after considering necessary adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

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

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

APPELLANT

Laura Palmer, 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