



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

APPELLANT: Loretta Blecha
DOCKET NO.: 21-01373.001-R-1
PARCEL NO.: 09-13-208-011

The parties of record before the Property Tax Appeal Board are Loretta Blecha, 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: \$28,460
IMPR.: \$82,729
TOTAL: \$111,189

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 2,851 square feet of living area. The dwelling was built in 2004. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a garage with 546 square feet of building area. The home also features a 528 square foot inground swimming pool. The property has an approximately 15,950 square foot site and is located in Wauconda, 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 located in the same assessment neighborhood code as the subject property and within 0.53 of mile from the subject. The properties have sites that range in size from 8,250 to 13,380 square feet of land area. The properties are improved with 2-story dwellings of vinyl siding exterior construction ranging in

size from 2,632 to 3,144 square feet of living area. The dwellings were built from 2003 to 2007. The comparables each have a basement with three having finished area. Each comparable has central air conditioning, one fireplace, and a garage that ranges in size from 440 to 546 square feet of building area. These properties sold from August 2019 to September 2020 for prices ranging from \$279,000 to \$325,000 or from \$100.19 to \$106.21 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$104,860 which reflects a market value of \$314,611 or \$110.35 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 \$111,189. The subject's assessment reflects a market value of \$334,403 or \$117.29 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.

The board of review critiqued the appellant's comparables for sale date and dwelling size as well as opining on the impact of the Covid-19 pandemic on the sales market. The board of review further asserted its comparable sales were of "similar model types" and "within 5% of the AGLA of the subject." The board of review further asserted the appellant's comparable #1 was a corporate relocation sale which was supported by a copy of its Multiple Listing Service (MLS) datasheet. An MLS datasheet to support the sale for board of review comparable #2 was also provided.

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 0.36 of a mile from the subject. The comparables have sites that range in size from 9,750 to 21,160 square feet of land area. The properties are improved with 2-story dwellings of vinyl siding or vinyl siding and brick exterior construction ranging in size from 2,732 to 2,851 square feet of living area. The homes were built from 2003 to 2006. The comparables each have a basement with three having finished area. Each comparable has central air conditioning and a garage with either 546 or 758 square feet of building area. Four comparables each have one fireplace. These properties sold from June 2020 to November 2021 for prices ranging from \$346,500 to \$424,900 or from \$126.83 to \$149.03 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 record contains nine suggested comparable sales for the Board's consideration, with each lacking an inground swimming pool that is a feature of the subject. Notwithstanding, the Board

gives less weight to the appellant's comparables as well as board of review comparables #1 and #5 which are less similar in dwelling size to the subject than other comparables in this record and/or lack basement finish, a feature of the subject. Further, the appellant's comparable #3 sold in 2019 and thus is less proximate in time to the subject's January 1, 2021 assessment date at issue than other comparables in this record.

The Board finds the best evidence of market value to be board of review comparables #2, #3, and #4 which sold proximate in time to the subject's assessment date. These three comparables are similar to the subject in location, design, age, and dwelling size. The three properties sold from July 2020 to November 2021 for prices ranging from \$375,000 to \$424,900 or from \$132.65 to \$149.03 per square foot of living area, land included. The subject's assessment reflects a market value of \$334,403 or \$117.29 per square foot of living area, land included, which falls below the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the comparables for differences when compared to the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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: December 19, 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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