



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

APPELLANT: Michael Wesclitz
DOCKET NO.: 21-01458.001-R-1
PARCEL NO.: 06-36-302-008

The parties of record before the Property Tax Appeal Board are Michael Wesclitz, 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: \$16,650
IMPR.: \$121,200
TOTAL: \$137,850

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 2,704 square feet of living area. The dwelling was constructed in 1999. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 550 square foot garage. The property has an approximately 9,580 square foot site and is located in Grayslake, Avon 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 that are located within the same neighborhood assessment code as the subject and within .48 of a mile from the subject. The comparables have sites that range in size from 9,890 to 20,910 square feet of land area. The comparables are improved with 2-story dwellings of vinyl siding exterior construction ranging in

size from 2,616 to 3,032 square feet of living area. The dwellings were built from 1997 to 2001. Each comparable has a basement, three of which have finished area, central air conditioning and a garage ranging in size from 484 to 750 square feet of building area. Four comparables each have one fireplace. One comparable has fully finished attic. The comparables sold from November 2018 to June 2020 for prices ranging from \$334,000 to \$385,000 or from \$123.68 to \$142.39 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$117,655 which reflects a market value of \$353,000 or \$130.55 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 \$137,850. The subject's assessment reflects a market value of \$414,586 or \$153.32 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 that are located within the same neighborhood assessment code as the subject and within .35 of a mile from the subject. The comparables are improved with 2-story dwellings of vinyl siding or wood siding exterior construction ranging in size from 2,573 to 2,800 square feet of living area. The dwellings were built from 1995 to 2003. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 462 to 529 square feet of building area. The comparables sold from July 2020 to May 2021 for prices ranging from \$416,500 to \$510,000 or from \$160.58 to \$189.10 per square foot of living area, including land. 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 a total of ten comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, #3 and #5 due to their remote sale dates occurring in either 2018 or 2019 in relation to the January 1, 2021 assessment date at issue and/or basement finish, which differs from the subject's unfinished basement. The Board also gives less weight to the appellant's comparable #4 and the board of review comparable #3 which have considerably larger lot sizes than the subject property.

The Board finds the best evidence of market value to be the board of review's comparables #1, #2, #4, and #5 which sold more proximate in time to the January 1, 2021 assessment date at issue and are also relatively similar to the subject in location, age, dwelling size, and other features.

These four comparables sold from July 2020 to May 2021 for prices ranging from \$416,500 to \$510,000 or from \$161.87 to \$189.10 per square foot of living area, including land. The subject's assessment reflects a market value of \$414,586 or \$153.32 per square foot of living area, including land, which falls below the range established by the best comparable sales in the record. Based on this 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: January 16, 2024



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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