



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

APPELLANT: Andy Shapiro
DOCKET NO.: 21-01464.001-R-1
PARCEL NO.: 05-16-204-013

The parties of record before the Property Tax Appeal Board are Andy Shapiro, 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: \$56,621
IMPR.: \$79,104
TOTAL: \$135,725

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 1-story dwelling of wood siding exterior construction with 1,764 square feet of living area.¹ The dwelling was built in 1963 with an effective year built of 1971. Features of the home include a walkout basement with finished area, central air conditioning, two fireplaces, and a 528 square foot detached garage. The property has an approximately 39,200 square foot site and is located in Fox Lake, Grant 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 within different assessment neighborhood codes than the subject property and from 0.27 of a mile to 1.12 miles from the subject. The comparables have sites ranging in size from 11,620 to 23,450 square feet of land

¹ The best description of the subject property was obtained from the property record card submitted by the board of review.

area. The comparables are improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,586 to 2,104 square feet of living area. The dwellings were built in either 1950 or 1968 with effective years built ranging from 1950 to 1977. Two comparables each have a crawl space foundation and one comparable has an unfinished basement. Each comparable has central air conditioning and one fireplace. Comparables #1 and #3 each have an attached garage with either 462 or 792 square feet of building area. Comparable #1 has an additional 816 square foot detached garage. Comparable #3 has a finished full attic. The properties sold from July 2019 to June 2020 for prices ranging from \$276,000 to \$385,000 or from \$155.41 to \$201.77 per square foot of living area, land included. Based on this evidence, the appellant requested a reduced total assessment of \$114,322 which would reflect a market value of \$343,000 or \$194.44 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 \$135,725. The subject's assessment reflects a market value of \$408,195 or \$231.40 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 within different assessment neighborhood codes than the subject property and from 0.31 of a mile to 1.12 miles from the subject. Board of review comparables #1 and #2 are the same properties as the appellant's comparables #2 and #3. The comparables have sites ranging in size from 8,311 to 18,461 square feet of land area. The comparables are improved with 1-story dwellings of frame exterior construction ranging in size from 1,050 to 2,095 square feet of living area. The dwellings were built from 1950 to 1974 and have effective years built ranging from 1974 to 1988. Three comparables each have a walkout basement with finished area. Each comparable has central air conditioning and one or two fireplaces. One comparable has a garage with 690 square feet of building area. These properties sold from July 2019 to May 2021 for prices ranging from \$276,000 to \$515,000 or from \$155.41 to \$375.24 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 six comparable sales for the Board's consideration, two of which are common to both parties. The Board gives less weight to the appellant's comparable #1 which has an additional detached garage which is not a feature of the subject. The Board gives less weight to the appellant's comparable #2/board of review comparable #1 which sold in 2019 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 reduced weight to the appellant's comparable #3/board of review comparable #2 and board of review comparable #5 which are located over 1 mile from the subject and thus are located less proximate in location to the subject than other comparables in this record.

The Board finds the best evidence of market value to be the sale for board of review comparables #3 and #4. These comparables sold proximate in time to the subject's assessment date and are relatively similar to the subject in location, age/effective age, dwelling size, and most features. However, the comparables each have a smaller lot size, one comparable lacks a basement unlike the subject, and one comparable lacks a garage which is a feature of the subject suggesting upward adjustments for these differences would be necessary to make them more equivalent to the subject. These properties sold in August 2020 and February 2021 for prices of \$515,000 and \$330,000 or for \$245.82 and \$233.05 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$408,195 or \$231.40 per square foot of living area, land included, which is bracketed by the two best comparable sales in the record on an overall market value basis but below on a price per square foot basis. Based on this evidence and after considering the necessary adjustment to the two best comparables for differences from 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:

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

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