



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

APPELLANT: Joel Mathews
DOCKET NO.: 21-01568.001-R-1
PARCEL NO.: 02-08-205-057

The parties of record before the Property Tax Appeal Board are Joel Mathews, 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: \$ 7,416
IMPR.: \$75,413
TOTAL: \$82,829

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 two-story dwelling of wood siding exterior construction with 2,270 square feet of living area. The dwelling was constructed in 2001. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 400 square foot garage. The property has a 15,250 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on eight comparable sales located within .40 of a mile from the subject and in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 8,710 to 12,630 square feet of land area and are improved with two-story dwellings of wood siding or vinyl siding exterior construction. The homes range in size from 2,071 to 2,393 square feet of living area and were built from 1999 to 2001. Each

comparable has a basement, one of which is walkout style and five of which have finished recreation rooms. Features include central air conditioning and a garage ranging in size from 400 to 542 square feet of building area. Four of the comparables each have a fireplace. The comparables sold from May 2018 to October 2020 for prices ranging from \$177,500 to \$244,600 or from \$85.71 to \$103.43 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$74,992 to reflect a market value of \$224,998 or \$99.12 per square foot of living area 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 \$82,829. The subject's assessment reflects a market value of \$249,110 or \$109.74 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 response to the appellant's evidence, the board of review submitted a memorandum critiquing each of the eight sales presented by the appellant. The board of review asserts that appellant's comparables #1, #2 and #4 through #8 are each dated sales for a valuation date of January 1, 2021. Furthermore, the board of review contends that appellant's comparable #3 was not a typical market transaction as shown in the MLS listing sheet provided indicating the property was bank owned, sold as is and was an REO/Lender owned property. The document further depicts that the original asking price was \$154,900 and the property sold for \$177,500 after being on the market for eight days.

Furthermore, in support of the subject's assessment, the board of review submitted information on six comparable sales located within .68 of a mile from the subject and in the same neighborhood (subdivision) as the subject property. The comparables have sites ranging in size from 8,712 to 10,285 square feet of land area and are improved with two-story dwellings of wood siding or vinyl siding exterior construction. The homes range in size from 1,840 to 2,484 square feet of living area and were built from 2000 to 2008. Each comparable has a basement, three of which have finished area. Features include central air conditioning and a garage ranging in size from 380 to 472 square feet of building area. Four of the comparables each have a fireplace. The comparables sold from March 2020 to August 2021 for prices ranging from \$223,600 to \$297,500 or from \$107.77 to \$133.05 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 fourteen comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #2 along with #4 through #8 as the properties sold in either 2018 or 2019, dates more remote in time from the lien date at issue herein and then other comparable sales in the record. Given that appellant's comparable #3 sold after being listed with the MLS in eight days and for more than the asking price, the Board finds no merit in the argument that the sale was "not a typical market transaction" based on the submitted documentation herein.

The Board finds the best evidence of market value to be appellant's comparable sale #3 along with the board of review comparable sales which are each similar to the subject in location, age, design, dwelling size and several features along with having sold more proximate to January 1, 2021. These most similar comparables sold from March 2020 to August 2021 for prices ranging from \$177,500 to \$297,500 or from \$85.71 to \$133.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$249,110 or \$109.74 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, such as finished basement area which is not a feature of the subject, the Board finds a reduction in the subject's assessment is not justified by a preponderance of the evidence.

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

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