



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

APPELLANT: Nancy Vedder
DOCKET NO.: 21-01615.001-R-1 through 21-01615.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Nancy Vedder, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
21-01615.001-R-1	02-16-303-101	6,042	99,695	\$105,737
21-01615.002-R-1	02-16-303-102	3,625	0	\$3,625

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 two parcels improved with a 2-story dwelling of wood siding exterior construction with 3,146 square feet of living area. The dwelling was constructed in 1988. Features of the home include a crawl space foundation, central air conditioning, a fireplace, an 804 square foot attached garage, and a 480 square foot detached garage. The property has a combined 21,164 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 three comparable sales located from 1.05 to 1.63 miles from the subject. The parcels range in size from 7,580 to 14,170 square feet of land area and are improved with 2-story homes of wood siding exterior construction ranging in size from 2,672 to 3,228 square feet of living area. The dwellings were built in 1989 or 2006 with comparable #1

having an effective age of 2004. Each home has a basement, one of which has finished area, central air conditioning, and an attached garage ranging in size from 484 to 690 square feet of building area. The comparables sold from August 2019 to September 2020 for prices of \$235,000 and \$270,000 or from \$83.64 to \$87.95 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted two sets of its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$109,362. The subject's assessment reflects a market value of \$328,908 or \$104.55 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 from 0.19 to 0.47 of a mile from the subject. The parcels range in size from 8,712 to 38,590 square feet of land area and are improved with 1-story, 1.5-story, or 2-story homes of wood siding exterior construction. The homes range in size from 1,421 to 3,571 square feet of living area and were built from 1955 to 1999 with comparable #2 having an effective age of 1975. Three homes each have a basement, one of which has finished area, four homes have central air conditioning, and three homes have one or two fireplaces. Three homes have a 480 or a 576 square foot attached garage and one of these homes also has a 576 square foot detached garage. The comparables sold from June 2020 to October 2021 for prices ranging from \$249,900 to \$442,500 or from \$123.91 to \$178.13 per square foot of living area, including land.

The board of review submitted a brief asserting the subject is a channel front property with direct access to East Loon Lake. The board of review argued the appellant's comparables #1 and #2 do not have channel or lake access and the appellant's comparables are located more than one mile from the subject and have smaller lots than the subject. The board of review contended its comparables #1 and #2 are channel front properties with lake access, its comparables #3 and #4 are not channel front properties but have lake access, and its comparable #5 is a lakefront lot. The board of review presented maps depicting the locations of its comparables in relation to the subject. 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 a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which are located more than one mile from the subject. The Board gives less weight to the board of review's comparable #2, which is a 1-story home compared to the subject 2-story home.

The Board finds the best evidence of market value to be the board of review's comparables #1, #3, #4, and #5, which are similar to the subject in their location on or near a channel or lake and have lake access like the subject. These comparables have varying degrees of similarity to the subject in dwelling size, age, site size, and features and sold for prices ranging from \$250,000 to \$442,500 or from \$123.91 to \$178.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$328,908 or \$104.55 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported by the board of review's comparable #5, which is similar to the subject in dwelling size, age, lot size, and some features and sold for \$442,500 or \$123.91 per square foot of living area, including land. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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

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