



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

APPELLANT: Henry Bogdala
DOCKET NO.: 21-01625.001-R-1
PARCEL NO.: 04-09-104-005

The parties of record before the Property Tax Appeal Board are Henry Bogdala, 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: \$9,754
IMPR.: \$67,185
TOTAL: \$76,939

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 wood siding exterior construction with 1,896 square feet of living area. The dwelling was constructed in 1990. Features of the home include an unfinished basement, central air conditioning, a fireplace, a 651 square foot attached garage and a 576 square foot detached garage. The property has an 18,530 square foot site and is located in Winthrop Harbor, Benton 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 that have the same assessment neighborhood code as the subject and are located within .85 of mile from the subject property. The comparables have sites that range in size from 11,450 to 32,030 square feet of land area. The appellant reported the comparables are improved with 2-story dwellings of either vinyl, wood or aluminum siding exterior construction ranging in size from 1,936 to 2,635 square feet of living area. The dwellings were built from 1991 to 2002. The comparables each have an unfinished basement, central air conditioning and an attached garage ranging in size from 440 to

704 square feet of building area. Seven comparables each have a fireplace. Comparable #5 has an inground swimming pool. The comparables sold from November 2019 to November 2020 for prices ranging from \$180,000 to \$244,900 or from \$71.63 to \$114.15 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 its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$76,939. The subject's assessment reflects a market value of \$231,395 or \$122.04 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 have the same assessment neighborhood code as the subject and are located within .60 of a mile from the subject property. The board of review's comparables #4 and #5 are the same property as the appellant's comparables #1 and #5. The comparables have sites that range in size from 9,210 to 40,000 square feet of land area. The board of review reported the comparables are improved with 2-story dwellings of either wood or vinyl siding exterior construction ranging in size from 1,824 to 2,193 square feet of living area. The dwellings were built from 1990 to 1996. Four comparables each have an unfinished basement and one comparable has a concrete slab foundation. Each comparable has central air conditioning, a fireplace and an attached garage ranging in size from 420 or 506 square feet of building area. Comparable #1 has 528 square foot detached garage and comparable #5 has an inground swimming pool. The comparables sold from March 2020 to July 2021 for prices ranging from \$230,000 to \$310,000 or from \$104.88 to \$156.41 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 record contains eleven suggested comparable sales for the Board's consideration, with two comparables being common to both parties. The Board has given less weight to the appellant's comparables #1 through #5, #7 and #8, which includes the common comparables, due to their larger dwelling size and/or inground swimming pool when compared to the subject. The Board has also given reduced weight to the board of review comparable #1 which has a larger site size when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables, which are similar to the subject in location, dwelling size, design, age and some features. These comparables sold from March to October 2020 for prices ranging from \$221,000 to \$243,500 or

from \$114.15 to \$133.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$231,395 or \$122.04 per square foot of living area, including land, which falls within 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 when compared to the subject, the Board finds no reduction in the subject's assessment is 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:

October 17, 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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