



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

APPELLANT: Kenneth Branch
DOCKET NO.: 21-02225.001-R-1
PARCEL NO.: 10-21-202-007

The parties of record before the Property Tax Appeal Board are Kenneth Branch, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$52,520
IMPR.: \$124,089
TOTAL: \$176,609

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 Dryvit exterior construction with 3,599 square feet of living area. The dwelling was constructed in 1998. Features of the home include a basement with finished area, central air conditioning, two fireplaces, and a 720 square foot garage. The property has an approximately 23,300 square foot site and is located in Mundelein, Fremont 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 located within 0.30 of a mile from the subject. The parcels range in size from 14,370 to 20,470 square feet of land area and are improved with 2-story homes of brick, stucco, or wood siding exterior construction ranging in size from 3,453 to 4,121 square feet of living area. The dwellings were built from 1994 to 2001. Each home has a basement with finished area, central air conditioning, one or two fireplaces, and

a garage ranging in size from 668 to 864 square feet of building area. The comparables sold from November 2019 to March 2021 for prices ranging from \$480,000 to \$605,000 or from \$116.48 to \$149.15 per square foot of living area, including land.

The appellant noted the subject has a poor location and lot with less privacy and more traffic than other properties in the neighborhood. 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 \$176,609. The subject's assessment reflects a market value of \$531,155 or \$147.58 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 0.30 of a mile from the subject. Comparables #3 and #4 are the same properties as the appellant's comparables #4 and #5, respectively. The parcels range in size from 14,370 to 21,780 square feet of land area and are improved with 2-story homes of brick, Dryvit, wood siding, or brick and wood siding exterior construction. The homes range in size from 3,060 to 4,110 square feet of living area and were built from 1993 to 1999. Each home has a basement with finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 580 to 864 square feet of building area. The comparables sold from May 2020 to June 2021 for prices ranging from \$489,000 to \$670,000 or from \$140.80 to \$218.95 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.

As an initial matter, the appellant contended the subject has a worse location and lot than other properties in the subject's neighborhood. The Board finds the appellant did not present any evidence to support this contention, and consequently, the Board gives no weight to this argument.

The record contains a total of eight comparable sales, with two common sales, for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3, the appellant's comparable #5/board of review's comparable #4, and the board of review's comparable #2, which are less similar to the subject in dwelling size than the other comparables in this record. The Board gives less weight to the appellant's comparable #2, which sold less proximate in time to the assessment date than the other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #4/board of review's comparable #3 and the board of review's comparables #1 and #5, which are similar to the subject in dwelling size, age, location, and features, although these comparables have smaller sites than the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$489,000 to \$637,500 or from \$140.80 to \$169.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$531,155 or \$147.58 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, 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: 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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