



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

APPELLANT: Joe and Susan Dorado
DOCKET NO.: 21-02763.001-R-1
PARCEL NO.: 16-32-410-018

The parties of record before the Property Tax Appeal Board are Joe and Susan Dorado, the appellants, by attorney Christopher G. Walsh, Jr., of Walsh Law, LLC in Chicago; 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: \$38,610
IMPR.: \$72,304
TOTAL: \$110,914

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 brick exterior construction with 1,479 square feet of living area. The dwelling was constructed in 1964 and features a partially finished basement, central air conditioning, a fireplace, and a garage containing 441 square feet of building area. The property has a 9,070 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted a grid analysis with information on three comparable sales located within 1.62 miles from the subject and in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 2,424 to 4,132 square feet of land area that are improved with 1-story dwellings of varying exterior finishes that range in size from 1,316 to 1,678 square feet of living area. The dwellings were built from 1952 to 1957. Two

comparables each feature an unfinished basement; two comparables each have central air conditioning; and each home has a fireplace and a garage ranging in size from 210 to 676 square feet of building area. The comparables sold from September to December 2020 for prices ranging from \$290,000 to \$335,000 or from \$191.85 to \$220.36 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$110,914. The subject's assessment reflects a market value of \$333,576 or \$225.54 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 a grid analysis with information on five comparable sales located within 1.62 miles from the subject and in the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 6,480 to 11,070 square feet of land area. The sites are improved with 1-story dwellings of varying exterior finishes that range in size from 1,036 to 1,604 square feet of living area. The dwellings were built from 1951 to 1960. Three comparables each feature a basement, one with finished area; two comparables are built on either a crawl space or a concrete slab foundation; four comparables each have central air conditioning; two homes each have a fireplace; and each comparable has a garage ranging in size from 280 to 600 square feet of building area. The comparables sold from April 2020 to October 2021 for prices ranging from \$313,500 to \$390,000 or from \$233.26 to \$376.45 per square foot of living area, including land. Based on this evidence, the board of review requested the assessment be sustained.

Conclusion of Law

The appellants contend 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 appellants 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 submitted by the parties in support of their respective positions before the Property Tax Appeal Board. After analyzing the evidence submitted, the Board gives less weight to the appellants' comparable #3, along with board of review comparables #1 and #5 based on having differing foundations from the subject's basement foundation. The Board also gives reduced weight to appellants' comparable #2 due to lack of central air conditioning which is a feature of the subject dwelling.

On this record, the Board finds the best evidence of market value to be appellants' comparable #1 and board of review comparables #2, #3, and #4 which are most similar to the subject in location, design, dwelling size, age, and features. However, three of these comparables lack a finished basement area like the subject suggesting that upward adjustments to the comparables is appropriate for this difference to make them more equivalent to the subject. The best overall

comparables in the record sold from November 2020 to October 2021 for prices ranging from \$313,500 to \$377,500 or from \$199.64 to \$242.65 per square foot of living area, including land. The subject's assessment reflects a market value of \$333,576 or \$225.54 per square foot of living area, including land, which is well within the range established by the best comparable sales in this record both in terms of overall value and on a per square foot basis. After considering adjustments to the best comparables in the record for differences from the subject, the Board finds that the subject's assessment is supported and, therefore, a reduction is not 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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