



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

APPELLANT: Joseph & Krista Papesch
DOCKET NO.: 21-03016.001-R-1
PARCEL NO.: 14-05-101-006

The parties of record before the Property Tax Appeal Board are Joseph & Krista Papesch, the appellants, by attorney David C. Dunkin, of Rock Fusco & Connelly, LLC in Chicago; and the Lake County Board of Review.¹

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: \$28,566
IMPR.: \$216,937
TOTAL: \$245,503

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 2-story dwelling of frame exterior construction with 3,847 square feet of living area. The dwelling was constructed in 2015. Features of the home include a basement, central air conditioning, a fireplace and an 818 square foot garage. The property has a 55,587 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on five comparable sales located within the same assessment neighborhood as the subject. The comparables have sites ranging in size from 40,388 to 51,970 square feet of land area and are improved with as 2-story dwellings of frame or brick exterior construction built from 1994 to 2014. Each dwelling ranges in size from 3,452 to 3,844 square feet of living area. The comparables each have a basement, two of which have finished area.

¹ The parties agreed to waive the scheduled hearing and have the case written on the record.

Each comparable also has central air conditioning, one fireplace and a garage ranging in size from 638 to 888 square feet of building area. The comparables sold from March to November 2020 for prices ranging from \$483,000 to \$674,000 or from \$137.06 to \$175.34 per square foot of living area, land included. Based on this evidence, the appellants requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$245,503. The subject's assessment reflects a market value of \$738,355 or \$191.93 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 three comparable sales located within .20 of a mile from the subject and within the same assessment neighborhood as the subject. The comparables are reported to have sites ranging in size from approximately 40,160 to 81,780 square feet of land area and are improved with 2-story dwellings of wood siding, brick, or brick and wood siding exterior construction built from 2008 to 2015. The dwellings range in size from 3,842 to 4,242 square feet of living area and have basements. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 695 to 993 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from May to October 2021 for prices ranging from \$805,000 to \$949,900 or from \$205.67 to \$234.25 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 Board finds the parties submitted eight comparable sales to support their respective positions. The Board gives less weight to appellants' comparables #2, #3, #4 and #5 due to difference in age and/or finished basement area when compared to the subject. The Board gives less weight to board of review comparable #3 which has an inground swimming pool, not a feature of the subject.

The Board finds the best evidence of market value to be appellants' comparable #1 along with board of review comparables #1 and #2 which are similar to the subject in location, age, dwelling size and features. These comparables sold from November 2020 to October 2021 for prices ranging from \$563,000 to \$900,000 or from \$163.09 to \$234.24 per square foot of living area, including land. The subject's assessment reflects a market value of \$738,355 or \$191.93 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. Based on this record and after considering adjustments to the best comparable sales 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:

November 21, 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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