



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

APPELLANT: Putz's Properties LLC  
DOCKET NO.: 21-03053.001-R-1  
PARCEL NO.: 08-20-422-067

The parties of record before the Property Tax Appeal Board are Putz's Properties LLC, the appellant, by attorney Ted Bond, of the Law Offices of Thaddaus M. Bond Jr. in Libertyville; 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:** \$7,343  
**IMPR.:** \$30,223  
**TOTAL:** \$37,566

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 one-story dwelling of wood siding exterior construction with 1,437 square feet of living area. The dwelling was constructed in 1910 and has an effective age of 1945. Features of the home include an unfinished basement, central air conditioning, and a garage containing 300 square feet of building area. The property has an approximately 8,250 square foot site and is located in Waukegan, Waukegan 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 within the same neighborhood assessment code as the subject. The parcels range in size from 4,230 to 14,400 square feet of land area. The comparables consist of one-story dwellings of brick or wood siding exterior construction ranging in size from 1,240 to 1,247 square feet of living area. The dwellings were built from 1910 to 1965. Each dwelling has an unfinished basement and a garage ranging in size

from 360 to 567 square feet of building area. Two comparables each have central air conditioning, and one comparable has a fireplace. The comparables sold from April to November 2019 for prices ranging from \$130,000 to \$166,000 or from \$104.25 to \$133.66 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced assessment of \$31,664, for an estimated market value of \$95,002 or \$66.11 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$37,566. The subject's assessment reflects a market value of \$112,980 or \$78.62 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 are located from .21 of a mile to 1.25 miles from the subject. Three comparables are located within the same neighborhood assessment code as the subject. The parcels range in size from 4,730 to 8,250 square feet of land area. The comparables consist of one-story dwellings of aluminum or wood siding exterior construction ranging in size from 1,044 to 1,188 square feet of living area. The dwellings were built from 1925 to 1935 with comparable #3 reported to have an effective age of 1971. Two comparables have concrete slab foundations, and three comparables have unfinished basements. One comparable has central air conditioning, and four comparables each have a garage ranging in size from 288 to 528 square feet of building area. The comparables sold from December 2019 to October 2021 for prices ranging from \$115,500 to \$139,000 or from \$100.96 to \$133.14 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 parties submitted eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sale #1 which sold less proximate to the January 1, 2021 valuation date at issue than the other comparables in the record. The Board also gives less weight to the board of review's comparables #1, #2, #4 and #5 due to differences in their location, dwelling size and/or lack of a basement when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables. These comparables are overall more similar to the subject in location, dwelling size, age, and foundation type, but still require varying adjustments for differences in features to make them

more equivalent to the subject. These three most similar comparables sold from October 2019 to October 2020 for prices ranging from \$131,000 to \$166,000 or from \$105.65 to \$133.66 per square foot of living area, including land. The subject's assessment reflects a market value of \$112,980 or \$78.62 per square foot of living area, including land, which falls below the range established by the most similar comparable sales in this record. Based on this evidence, 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:

December 19, 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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COUNTY

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