



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

APPELLANT: Jane & Sam Hood
DOCKET NO.: 21-03679.001-R-1
PARCEL NO.: 03-27-102-003

The parties of record before the Property Tax Appeal Board are Jane & Sam Hood, the appellants, by Jessica Hill-Magiera, Attorney at Law 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: \$33,549
IMPR.: \$165,150
TOTAL: \$198,699

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 wood siding and brick exterior construction with 3,964 square feet of living area. The dwelling was constructed in 2013. Features of the home include a walkout basement,¹ central air conditioning, a fireplace, and a 582 square foot garage. The property has an approximately 57,499 square foot site and is located in Wadsworth, Newport Township, Lake County.

The appellants contend assessment inequity concerning the improvement assessment as the basis of the appeal. In support of this argument the appellants submitted information on six equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with 2-story homes of brick or wood siding exterior construction

¹ Additional details regarding the subject not reported by the appellant are found in the subject's property record card presented by the board of review and were not refuted by the appellants in written rebuttal.

ranging in size from 3,993 to 4,316 square feet of living area. The dwellings were built from 2003 to 2007. Each home has a basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 752 to 1,365 square feet of building area. The comparables have improvement assessments ranging from \$147,560 to \$164,427 or from \$35.44 to \$39.71 per square foot of living area. Based on this evidence the appellants requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$198,699. The subject property has an improvement assessment of \$165,150 or \$41.66 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables located within the same assessment neighborhood code as the subject. Comparable #5 is the same property as the appellants' comparable #6. The comparables are improved with 2-story homes of brick or wood siding exterior construction ranging in size from 3,412 to 5,173 square feet of living area. The dwellings were built from 2005 to 2017. Each home has a basement, one of which is a walkout basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 804 to 1,198 square feet of building area. The comparables have improvement assessments ranging from \$154,504 to \$189,712 or from \$36.67 to \$45.28 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellants argued the board of review's comparables #1 through #4 are not similar to the subject in dwelling size.

Conclusion of Law

The appellants contend assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 ten equity comparables, with one common comparable, for the Board's consideration. The Board gives less weight to the board of review's comparables #1 through #4, due to substantial differences from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 through #5 and the appellant's comparable #6/board of review's comparable #5, which are more similar to the subject in dwelling size, age, location, and features, although these comparables are older homes with larger garages than the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments that range from \$147,560 to \$164,427 or from \$35.44 to \$39.71 per square foot of living area. The subject's improvement assessment of \$165,150 or \$41.66 per

square foot of living area falls above the range established by the best comparables in this record, but appears to be justified after considering appropriate adjustments to the best comparables for differences from the subject, such as the subject's year built of 2013 compared to the best comparables built from 2003 to 2007. Based on this record the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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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COUNTY

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