



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

APPELLANT: Mildred Vazquez
DOCKET NO.: 21-04080.001-R-1
PARCEL NO.: 04-07-312-010

The parties of record before the Property Tax Appeal Board are Mildred Vazquez, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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: \$6,811
IMPR.: \$53,183
TOTAL: \$59,994

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 is improved with a two-story dwelling with a vinyl siding exterior that contains 1,616 square feet of living area. The dwelling was constructed in 2003. Features of the home include an unfinished basement, central air conditioning, and an attached garage with 440 square feet of building area. The property has an 8,028 square foot site located in Zion, Zion 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 improved with two-story dwellings that range in size from 1,815 to 1,886 square feet of living area. The homes were built from 1990 to 2001. Each comparable has a basement, central air conditioning, and a garage with either 440 or 483 square feet of building area. Two comparables have one fireplace. These properties have sites ranging in size from 7,401 to 8,603 square feet of land area. The

comparables are located from .06 to .35 of a mile from the subject property and have the same assessment neighborhood code as the subject property. The comparables sold in April 2020 or July 2020 for prices ranging from \$174,600 to \$195,000 or from \$92.58 to \$107.44 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$53,861.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$59,994. The subject's assessment reflects a market value of \$180,433 or \$111.65 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 with comparable #4 being the same property as appellant's comparable #3. The comparables are improved with 1.5-story or 2-story dwellings with vinyl siding exteriors that range in size from 1,681 to 1,950 square feet of living area. The homes were built from 1991 to 2003. Each comparable has an unfinished basement, central air conditioning, and an attached garage ranging in size from 440 to 484 square feet of building area. Two comparables have one fireplace. The comparables have sites ranging in size from 8,000 to 10,440 square feet of land area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .06 to .43 of a mile from the subject property. The sales occurred from February 2020 to August 2021 for prices ranging from \$185,000 to \$236,000 or from \$94.87 to \$140.39 per square foot of living area, including land.

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 information on seven comparable sales to support their respective positions with one comparable being common to the parties. The Board gives less weight to board of review comparables #2 and #3 as each of these properties is improved with a home that is approximately 20% larger than the subject property. The Board finds the best comparables in the record to be the appellant's comparables and board of review comparables #1, #4 and #5, which includes the common comparable submitted by the parties. The Board finds that appellant's comparable #2 and board of review comparable #5 are 13 and 12 years older than the subject dwelling, respectively, suggesting each would require an upward adjustment for age. The Board also finds that appellant's comparables #1 and #3 each have a fireplace, unlike the subject property, suggesting each would require a negative or downward adjustment to account for this additional feature relative to the subject dwelling. These five comparables sold for prices ranging from \$174,600 to \$236,000 or from \$92.58 to \$140.39 per square foot of living area, including land. Board of review comparable #1 is most similar to the subject dwelling in size with 1,681 square feet of living area and sold for a price of \$236,000 or \$140.39 per square foot

of living area, including land. The subject's assessment reflects a market value of \$180,433 or \$111.65 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported when compared to the property most similar to the subject in dwelling size. Based on this evidence the Board finds the assessment of the subject as established by the board of review is correct 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:

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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