



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

APPELLANT: Vianey Lopez
DOCKET NO.: 21-04313.001-R-1
PARCEL NO.: 10-28-400-026

The parties of record before the Property Tax Appeal Board are Vianey Lopez, 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:

F/Land:	\$1,058
Homesite:	\$24,765
Residence:	\$136,862
Outbuildings:	\$922
TOTAL:	\$163,607

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 2,230 square feet of living area. The dwelling was constructed in 1978. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a garage containing 484 square feet of building area. The property has an approximately 201,860 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 1.92 miles of the subject. The comparables consist of one-story dwellings ranging in size from 1,911 to 2,591 square feet of living area. The homes were built from 1954 to 2014, with comparable #1 having

an effective age of 1965. Each dwelling has central air conditioning, a basement with one having finished area,¹ and a garage ranging in size from 400 to 1,093 square feet of building area. Three comparables each have a fireplace. The parcels range in size from 6,273 to 217,800 square feet of land area. The comparables sold from May to September 2020 for prices ranging from \$355,000 to \$515,300 or from \$137.01 to \$264.39 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$131,557, for an estimated market value of \$394,710 or \$177.00 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 \$163,607. The board of review disclosed the subject has a farmland assessment of \$1,058, a homesite assessment of \$24,765, a house assessment of \$182,198, and an outbuilding assessment of \$922. Excluding the farmland assessment and outbuilding assessments, which are based on the property's agricultural economic value rather than fair cash value, the subject's homesite and residence, totaling \$161,627, reflect a market value of \$486,096 or \$217.98 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 four comparable sales located within 3.06 miles of the subject. Comparable # 3 is the same property as appellant comparable #1. The comparables consist of one-story dwellings of wood siding, brick, or wood siding and brick exterior construction ranging in size from 1,404 to 2,412 square feet of living area. The dwellings were built from 1954 to 1977, with comparable #4 having an effective age of 1994. Each dwelling has central air conditioning, a basement with three having finished area, and a garage ranging in size from 440 to 862 square feet of building area. Three comparables each have one or two fireplaces, comparable #1 has an additional detached garage, comparable #2 has a stable, and comparable #3 has a pole building. The parcels range in size from 45,780 to 217,800 square feet of land area. The comparables sold from March 2020 to June 2021 for prices ranging from \$375,100 to \$515,300 or from \$163.80 to \$284.83 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 a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties. The Board gives less weight to the appellant's comparables #3 and #4, which differ from the subject

¹ The board of review reported that comparable #1 has a finished basement, which was not refuted by the appellant.

in age and site size. The Board also gives reduced weight to board of review comparables #2 and #4, which differ in dwelling size or effective age when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable sales #1 and #2 along with board of review comparable sales #1 and #3, including the common comparable, which have varying degrees of similarity to the subject. These most similar comparables sold for prices ranging from \$355,000 to \$515,300 or from \$137.01 to \$264.39 per square foot of living area, including land. Excluding the farmland and outbuildings, the subject's homesite and residence assessment reflects a market value of \$486,096 or \$217.98 per square foot of living area, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables 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: January 16, 2024



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

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