



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

APPELLANT: Marguerite Galvez
DOCKET NO.: 22-01366.001-R-1
PARCEL NO.: 11-21-302-153

The parties of record before the Property Tax Appeal Board are Marguerite Galvez, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods, 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: \$58,232
IMPR.: \$197,088
TOTAL: \$255,320

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 2022 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 of frame and brick exterior construction containing 4,048 square feet of living area. The dwelling was built in 2007. Features of the home include an unfinished basement, central air conditioning, one fireplace, and two attached garages with a combined 721 square feet of building area. The property has an 11,360 square foot site and in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales improved with two-story dwellings with a combination of frame and brick exterior construction that range in size from 3,493 to 4,475 square feet of living area. The dwellings were built in 2006 and 2007. Each comparable has an unfinished basement, central air conditioning, one fireplace, and one or two attached garages with from 716 to 797 square feet of building area. These properties have sites ranging in

size from 11,360 to 15,660 square feet of land area. The comparables are located along the same street, within the same block, and within approximately .09 of a mile from the subject property. The sales occurred from June 2019 to June 2021 for prices ranging from \$645,000 to \$839,900 or from \$169.22 to \$199.10 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$249,602.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$255,320. The subject's assessment reflects a market value of \$766,037 or \$189.24 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on four comparable sales with comparables #1, #2, #3 and #4 being the same properties as appellant's comparables #5, #4, #3 and #1, respectively.

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 record contains five comparable sales submitted by the parties to support their respective positions with four comparables being common to the parties. The comparables are similar to the subject in location, land area, dwelling style, age, and most features. The comparables have variations from the subject dwelling in size. The Board gives less weight to appellant's comparable #2 and appellant's comparable #4/board of review comparable #2 as these properties sold in June 2019 and February 2020, approximately 30 months and 22 months prior to the assessment date at issue, respectively, and are less likely to be indicative of fair cash value as of January 1, 2022, than the three sales that occurred more proximate in time to the assessment date. The Board finds the best evidence of market value to be appellant's comparable sales #1, #3 and #5 which include board of review comparable sales #4 and #1. These three comparables sold from October 2020 to June 2021 for prices ranging from \$685,000 to \$839,900 or from \$169.22 to \$199.10 per square foot of living area, including land. The two comparables that sold in 2021 had prices of \$795,000 and \$839,900 or \$199.10 and \$187.69 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$766,037 or \$189.24 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 by the sales that occurred in 2021. Based on this evidence the Board finds the assessment of the subject property is correct and a reduction in the subject's assessment is not justified.

¹ Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

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: February 20, 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

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Marguerite Galvez, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085