



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

APPELLANT: Steve Demos
DOCKET NO.: 22-02033.001-R-1
PARCEL NO.: 08-21-215-009

The parties of record before the Property Tax Appeal Board are Steve Demos, 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: \$9,391
IMPR.: \$62,509
TOTAL: \$71,900

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 consists of an 8,464 square foot site improved with two, two-story multi-family dwellings with aluminum siding exteriors. House #1 is a three-unit building with 2,898 square feet of living area constructed in 1901. The home has a full basement, three bathrooms, and an attached garage with 572 square feet of building area. House #2 has 1,428 square feet of living area and was built in 1901. This home has a full basement and 1½ bathrooms. The property is in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal; however, the appellant only provided a sales analysis associated with the smaller of the two houses located on the subject parcel. The appellant submitted information on four comparable sales improved with two-story dwellings of wood frame construction that range in size from 1,183 to 1,525 square feet of living area. The homes were built from 1901 to 1910. Each comparable has a basement and three

comparables have a garage ranging in size from 378 to 768 square feet of building area. These properties have sites ranging in size from 6,630 to 8,860 square feet of land area and are located from approximately .44 to .82 of a mile from the subject property. The sales occurred from January 2021 to June 2022 for prices ranging from \$115,000 to \$220,000 or from \$81.21 to \$156.38 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$64,730.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$71,900. The subject's assessment reflects a market value of \$215,722 or \$49.87 per square foot of combined living area or \$53,931 per unit, 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 explained the subject property is comprised of two older houses that were built in 1901. The board of review submitted a copy of a Multiple Listing Service (MLS) listing sheet associated with the March 2014 sale of the subject explaining the subject property was composed of two houses with four living units. The board of review also submitted a copy of the subject's property record card that described each of the homes located on the subject parcel. The board of review further asserted the appellant's analysis did not include the second house on the parcel that contains 2,898 square feet of living area.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales improved with multi-family residential homes. The board of review comparables are improved with two-story dwellings of wood siding or aluminum siding exteriors that range in size from 1,680 to 4,454 square feet of living area and have either two or four units. The dwellings were built from 1901 to 1918 with comparables #2 through #4 having effective construction dates ranging from 1947 to 1965. Each comparable has a full basement, comparable #2 has central air conditioning, comparables #1 and #3 have one fireplace, and comparables #1, #2 and #4 have detached garages that range in size from 324 to 560 square feet. These properties have sites that range in size from 3,350 to 8,280 square feet of land area and are located from approximately .13 to .67 of a mile from the subject property. The sales occurred from December 2020 to April 2022 for prices ranging from \$209,000 to \$285,000 or from \$57.25 to \$125.00 per square foot of living area or from \$52,500 to \$104,556 per unit, including land. As documentation the board of review submitted copies of the property record cards and the MLS listing sheets for each of its sales.

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

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.

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 Board gives less weight to the appellant's analysis as the appellant did not include the second multi-family home located on the subject property when contending the property was overvalued. The Board gives more weight to the analysis provided by the board of that included five multi-family dwelling comparable sales. The board of review comparables have varying degrees of similarity to the subject property. Each property is improved with one multi-family dwelling that range in size from 1,680 to 4,454 square feet of living area and have either two or four units. The board of review comparables sold for prices ranging from \$209,000 to \$285,000 or from \$57.25 to \$125.00 per square foot of living area or from \$52,500 to \$104,556 per unit, including land. The subject's assessment reflects a market value of \$215,722 or \$49.87 per square foot of combined living area or \$53,931 per unit, land included, which is within the overall range and the range on a per unit basis but slightly below the range on a per square foot of living area basis as established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property 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: March 26, 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

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