



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

APPELLANT: Chowbar Ace Dumajel
DOCKET NO.: 22-02045.001-R-1
PARCEL NO.: 10-05-406-009

The parties of record before the Property Tax Appeal Board are Chowbar Ace Dumajel, 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: \$16,528
IMPR.: \$107,882
TOTAL: \$124,410

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 a 2-story dwelling of vinyl siding and brick exterior construction¹ with 4,105 square feet of living area. The dwelling was constructed in 2004. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 630 square foot garage. The property has an 11,051 square foot site and is located in Round Lake, 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 0.41 of a mile from the subject. The parcels range in size from 11,051 to 11,988 square feet of land area and are improved with 2-story homes ranging in size from 3,356 to 4,089 square feet of living area. The

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

dwelling were built in 2004 and 2006. Each home has a basement, central air conditioning, and a 600 or a 630 square foot garage. Three homes each have a fireplace. The comparables sold from June 2020 to November 2021 for prices ranging from \$285,000 to \$340,000 or from \$78.55 to \$89.39 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,410. The subject's assessment reflects a market value of \$373,267 or \$90.93 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on seven comparable sales located within 0.63 of a mile from the subject. The parcels range in size from 9,230 to 10,560 square feet of land area and are improved with 2-story homes of vinyl siding or brick exterior construction ranging in size from 2,800 to 4,089 square feet of living area. The dwellings were built in 2004 or 2005. Each home has a basement, three of which have finished area, central air conditioning, and a garage ranging in size from 600 to 704 square feet of building area. Six homes each have a fireplace. The comparables sold from July 2021 to May 2022 for prices ranging from \$349,500 to \$385,000 or from \$88.37 to \$135.71 per square foot of living area, including land.

The board of review also presented a location map of the subject and the appellant's comparables depicting the subject backing to a pond and the appellant's comparables not being located on a pond. 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.

As an initial matter, the board of review asserted the appellant's comparables do not back to a pond like the subject, but the board of review did not present any evidence of the locations of the board of review's comparables. Thus, the Board shall consider the appellant's comparables despite not backing to a pond like the subject.

The record contains a total of eleven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #3 and #4 and the board of review's

² Sec. 1910.50(c)(1) of the Board's procedural rules provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill. Admin. Code § 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2022.

comparables #1, #3, #6 and #7, due to substantial differences from the subject in dwelling size. Moreover, the appellant's comparable #3 sold less proximate in time to the assessment date than the other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2 and the board of review's comparables #2, #4, and #5, which sold more proximate to the assessment date and are more similar to the subject in dwelling size, age, location, site size, and some features, although four of these comparables lack finished basement area that is a feature of the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$320,000 to \$385,000 or from \$78.55 to \$94.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$373,267 or \$90.93 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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: 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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