



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

APPELLANT: Ron Levin
DOCKET NO.: 23-01016.001-R-1
PARCEL NO.: 04-28-305-022

The parties of record before the Property Tax Appeal Board are Ron Levin, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **a reduction** 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: \$12,956
IMPR.: \$99,743
TOTAL: \$112,699

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 2023 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 frame exterior construction with 3,757 square feet of living area. The dwelling was constructed in 1989 and is approximately 34 years old. Features of the home include a crawl space foundation, central air conditioning, a fireplace and a 925 square foot garage. The property has a 36,590 square foot site and is located in Beach Park, Benton 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 from .40 of a mile to 4.58 miles from the subject. The comparables have sites ranging in size from 12,790 to 40,010 square feet of land area and are improved with 1-story or 2-story dwellings of frame or brick exterior construction that range in size from 3,451 to 4,851 square feet of living area. The dwellings were built from 1978 to 2005. Each comparable has a basement, central air conditioning, and a

garage ranging in size from 648 to 1,280 square feet of building area. Three comparables each have one or two fireplaces. The comparables sold from September 2021 to August 2022 for prices ranging from \$298,000 to \$443,750 or from \$79.09 to \$101.42 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 \$128,122. The subject's assessment reflects a market value of \$384,404 or \$102.32 per square foot of living area, land included, when using the statutory level of assessment.¹

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located from .51 of a mile to 4.01 miles from the subject. The comparables have sites ranging in size from 23,086 to 552,776 square feet of land area and are improved with 1-story or 2-story dwellings of wood siding or brick exterior construction that range in size from 3,176 to 3,439 square feet of living area. The dwellings are 34 to 125 years old. Each comparable has a basement, central air conditioning, and a garage ranging in size from 600 to 920 square feet of building area. Two comparables each have two fireplaces. Comparables #1 and #3 each have a deck. Comparable sale #2 has a four-side closed metal pole building. The comparables sold from April to September 2022 for prices ranging from \$369,000 to \$430,000 or from \$107.30 to \$134.00 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 based on the evidence in the record a reduction in the subject's assessment is warranted.

The record contains seven comparables sales for the Board's consideration, none of which are truly similar to the subject due to differences in location, site size, design, age, dwelling size and/or features as each comparable has a basement unlike like the subject. Nevertheless, the Board gives less weight to appellant's comparables #2 and #3 as well as board of review comparables #2 and #3 due to differences in location and/or design when compared to the subject. The Board gives less weight to appellant's comparable #4 which sold less proximate in time to the January 1, 2023 assessment date than the other comparables in the record.

The Board finds on this limited record the best evidence of market value to be appellant's comparable #1 and board of review comparable #1 which overall are most similar to the subject

¹ Procedural rule Sec. 1910.50(c)(1) 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 Sec. 1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

in location and design. However, adjustments to these comparables would have to be considered for differences in site size, age, dwelling size, and features to make them more equivalent to the subject. The comparables sold in April and July 2022 for prices of \$298,000 and \$379,900 or \$79.09 and \$1119.62 per square foot of living area, including land. The subject's assessment reflects a market value of \$384,404 or \$102.32 per square foot of living area, including land, which is bracketed by the best comparables on a price per square foot basis but falls above on an overall market value basis. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive and a reduction in the subject's assessment is 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: _____

October 15, 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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