



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

APPELLANT: Jane Ochoa
DOCKET NO.: 23-02123.001-R-1
PARCEL NO.: 04-29-300-053

The parties of record before the Property Tax Appeal Board are Jane Ochoa, 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: \$18,581
IMPR.: \$71,713
TOTAL: \$90,294

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 1.5-story dwelling of wood siding exterior construction with 1,947 square feet of living area. The dwelling was constructed in 1944 and is approximately 79 years old. Features of the home include an unfinished basement, central air conditioning, an attached garage containing 576 square feet of building area, a detached garage containing 1,500 square feet of building area and a flat barn. The parcel has an approximately 118,644 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 three comparable sales located in different assessment neighborhood codes as the subject and from .59 of a mile to 1.38 miles from the subject property. The comparables have sites that range in size from 16,553 to 50,521 square feet of land area. The appellant reported the comparables are improved with 1.5-story dwellings range in size from 1,584 to 2,130 square feet of living area. The dwellings range in age from 66 to 166 years old. The comparables each have an unfinished basement and a garage ranging in size from 440 to 832

square feet of building area. One comparable has central air conditioning and one comparables has one fireplace. The comparables sold from January 2021 to August 2022 for prices ranging from \$100,500 to \$276,000 or from \$53.17 to \$129.58 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 \$90,294. The subject's assessment reflects a market value of \$270,909 or \$139.14 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 three comparable sales with two comparables being located in the same assessment neighborhood code as the subject and from .89 of a mile to 1.29 miles from the subject property. The comparables have sites that range in size from 24,634 to 40,741 square feet of land area. The board of review reported the comparables are improved with either 1.75-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 1,820 to 1,988 square feet of living area. The dwellings range in age from 44 to 133 years old. Each comparable has an unfinished basement and a garage ranging in size from 552 to 720 square feet of building area. Two comparables each have central air conditioning and one comparable has one fireplace. Comparable #2 has a metal pole barn. The comparables sold in January and August 2022 for prices ranging from \$260,000 to \$300,000 or from \$130.78 and \$164.84 per square foot of living area, including land, respectively. 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 record contains six suggested comparable sales for the Board's consideration. The Board has given less weight to appellant's comparable #3 as well as board of review comparable #1 due to their considerable older ages when compared to the subject. The Board has also given reduced weight to appellant's comparables #1 and #2 due to their sales occurring in 2021, and thus is less likely to be indicative of the subject's market value as of January 1, 2023.

The Board finds the best evidence of market value to be the of review comparables #2 and #3. The Board finds that these two comparables sold more proximate in time to the assessment date at issue and are relatively similar to the subject in location, dwelling size, and some features.

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 not published table 3 with the figures for tax year 2023.

However, both comparables lack an extra garage and have smaller lot sizes when compared to the subject. Suggesting adjustments would be required to make these two comparables more equivalent to the subject. Nevertheless, these two comparables sold in August 2022 for prices of \$260,000 and \$300,000 or \$130.78 and \$164.84 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$270,909 or \$139.14 per square foot of living area, including land, is bracketed between the two best comparables in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is warranted.

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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