



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

APPELLANT: Carlos Farreras
DOCKET NO.: 23-02208.001-R-1
PARCEL NO.: 16-20-405-003

The parties of record before the Property Tax Appeal Board are Carlos Farreras, 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: \$56,108
IMPR.: \$170,001
TOTAL: \$226,109

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 brick exterior construction with 3,206 square feet of living area. The dwelling was constructed in 1967 and is approximately 56 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 528 square foot garage. The property has a 12,699 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant disclosed the subject sold on October 12, 2021 for a price of \$615,000. The appellant completed Section IV of the appeal petition disclosing the sale was not between related parties, the property sold using a realtor and was advertised on the Multiple Listing Service for 81 days, and the sale was not due to foreclosure or by contract for deed. In support of the sale, the appellant presented a listing sheet and history, indicated the subject was first listed in August

2021 for a price of \$679,000 and after several listing price reductions sold in October 2021 for \$615,000. The appellant also submitted an appraisal estimating the subject property had a market value of \$630,000 as of September 28, 2021 based on four comparable sales in April and June 2021 and one listing. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the October 2021 sale price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$226,109. The subject's assessment reflects a market value of \$678,395 or \$211.60 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 located within .3 of a mile from the subject. Three comparables are reported to have sites range in size from 12,000 to 13,050 square feet of land area. The comparables are improved with 1-story or 2-story homes of brick exterior construction ranging in size from 2,871 to 3,549 square feet of living area. The dwellings range in age from 54 to 56 years old. Each home has a basement, two of which have finished area, central air conditioning, a fireplace, and a garage ranging in size from 441 to 484 square feet of building area. The comparables sold from March 2022 to April 2023 for prices ranging from \$755,000 to \$799,999 or from \$212.74 to \$269.94 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be sustained.

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. Adm. 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. Adm. 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 appellant presented evidence of an October 2021 sale and an appraisal and the board of review presented four comparable sales in support of their respective positions before the Board. The Board gives less weight to the subject's October 2021 sale as this sale occurred more remote in time from the January 1, 2023 assessment date and is less likely to be indicative of the subject's market value as of that date. The Board also gives less weight to the value conclusion presented in the appraisal which relies on sales and listings in 2021, less proximate in time to the assessment date. The Board also gives less weight to the board of review's comparable #1, which is a 1-story home compared to the subject's 2-story home, and to board of review's comparable #3 for which no site size was reported.

¹ Section 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. Adm. 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 2023.

The Board finds the best evidence of market value to be the board of review's comparables #2 and #4, which sold more proximate in time to the assessment date and are similar to the subject in design, dwelling size, age, location, site size, and most features, although 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 of \$755,000 and \$785,000 or \$212.74 and \$250.32 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$678,395 or \$211.60 per square foot of living area, including land, which is below the best two comparable sales in the 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: _____

November 19, 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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