



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

APPELLANT: Annette Columbia
DOCKET NO.: 24-03584.001-R-1
PARCEL NO.: 10-20-277-002

The parties of record before the Property Tax Appeal Board are Annette Columbia, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; and the McHenry 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 McHenry County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$96,773
IMPR.: \$38,151
TOTAL: \$134,924

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the McHenry County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 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-story dwelling of frame and masonry exterior construction with 1,996 square feet of living area. The dwelling was built in 1963 and is approximately 61 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a garage with 506 square feet of building area.¹ The property has an approximately 21,166 square foot site and is located in McHenry, McHenry Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales. The comparables have sites that range in size from 9,130 to 17,859 square feet of land area. The comparables are improved with 1-story dwellings of masonry, frame or masonry and frame exterior construction ranging in size

¹ The Board finds the best description of the subject is found in the property record card provided by the board of review, that was not refuted by the appellant.

from 1,222 to 2,283 square feet of living area that were built in 1959 and 1961. The appellant reported that each comparable has a basement, central air conditioning and one fireplace. Two comparables each have a garage containing either 378 or 484 square feet of building area. The comparables sold from December 2022 to July 2024 for prices ranging from \$215,000 to \$380,000 or from \$148.28 to \$183.31 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 \$134,924. The subject's assessment reflects a market value of \$404,812 or \$202.81 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 three comparable sales. The comparables have sites ranging in size from 8,400 to 10,950 square feet of land area. The comparables are improved with 1-story, 2-story or raised ranch dwellings of siding or brick and siding exterior construction ranging in size from 1,614 to 2,131 square feet of living area that ranges in age from 26 to 59 years old. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 400 to 768 square feet of building area. The comparables sold from July 2023 to August 2024 for prices ranging from \$589,500 to \$750,000 or from \$351.95 to \$387.24 per square foot of living area, including land. 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 parties submitted a total of six comparable sales for the Board's consideration. The Board has given less weight to appellant's comparables #1 and #3 as well as board of review comparables #2 and #3 due to their differences from the subject in dwelling size and/or age.

The Board finds the best evidence of market value to be appellant's comparable #1 along with board of review comparable #1. The Board finds that these two comparables are relatively similar to the subject in dwelling size, design, age, and some features. However, both comparables have smaller site sizes, suggesting upward adjustments would be required to make them more equivalent to the subject. Nevertheless, these two comparables sold in July 2023 and July 2024 for prices of \$380,000 and \$625,000 or \$166.45 and \$387.24 per square foot of living

² 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). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

area, including land. The subject's assessment reflects a market value of \$404,812 or \$202.81 per square foot of living area, including land, which is bracketed by the best two comparable sales in this record. Based on this record and after considering adjustments to the best two comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not 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:

November 25, 2025



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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