



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

APPELLANT: David Brown
DOCKET NO.: 14-00078.001-R-1
PARCEL NO.: 08-21-125-011

The parties of record before the Property Tax Appeal Board are David Brown, the appellant; 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: \$ 6,142
IMPR.: \$23,658
TOTAL: \$29,800

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2014 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 one-story multi-family dwelling of brick exterior construction that has 2,288 square feet of living area. The dwelling was built in 1962 and contains four rental units. The dwelling features an unfinished basement. The dwelling is situated on an 11,121 square foot site. The subject property is located in Waukegan Township, Lake County, Illinois.

The appellant argued the subject property was overvalued. In support of this claim, the appellant submitted information for three comparable sales. The comparables consist of a part one-story and part two-story and two, two-story dwellings of brick exterior construction that were built from 1958 to 1964. The comparables have unfinished basements; one comparable has central air conditioning; and two comparables have a garage. Their land sizes were not disclosed. The dwellings range in size from 2,091 to 2,560 square feet of living area. They sold from June 2012 to April 2013 for prices ranging from \$66,000 to \$79,500 or from \$25.78 to \$33.05 per square

foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$29,800.¹ The subject's assessment reflects an estimated market value of \$89,436 or \$22,359 per rental unit or \$39.09 per square foot of living area including land when applying Lake County's 2014 three-year average median level of assessments of 33.32%.

In support of the subject's assessment, the board of review submitted a letter addressing the appeal and information on four comparable sales. The comparables consist of one-story or two-story multi-family dwellings brick exterior construction that were built from 1901 to 1964. Each dwelling contains four rental units. The comparables have unfinished basements and one comparable has a garage. The dwellings range in size from 2,314 to 4,688 square feet of living area and have sites that range in size from 7,565 to 9,311 square feet of land area. The comparables sold from October 2013 to December 2014 for prices ranging from \$93,500 to \$160,000 or from \$23,375 to \$40,000 per rental unit or from \$23.25 to \$62.66 per square foot of living area including land.

With respect to the evidence submitted by the appellant, the board of review argued the comparables were lender/REO foreclosures that sold "as is" needing repair and each property contains two rental units. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

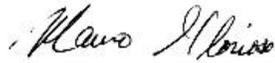
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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 no reduction in the subject's assessment is warranted.

The record contains seven suggested comparable sales for the Board's consideration. The Board gave less weight to comparables #1 and #3 submitted by the appellant. These comparables sold in 2012, which are dated and less indicative of market value as of the subject's January 1, 2014 assessment date. The Board gave less weight to comparables #1, #3 and #4 submitted by the board of review due to their larger dwelling size when compared to the subject. The Board finds the remaining two comparable sales are more representative when compared to the subject in location, land area, age, dwelling size, rental units and features. These comparables sold in April 2013 and August 2014 for prices of \$79,500 and \$145,000 or \$36,250 and \$39,750 per rental unit and \$32.64 and \$62.66 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$89,436 or \$22,359 per rental unit or \$39.09 per

¹ The board of review "Notes on Appeal" depicts an incorrect assessment amount for the subject property. The subject's property record card shows the board of review reduced the subject's 2014 assessment to \$29,800, which reflects the Property Tax Appeal Board's decision for the prior tax year under Docket Number 13-02462.001-R-1.

square foot of living area including land. After considering adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, 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.



Chairman



Member



Member



Member



Acting 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 21, 2016



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 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 the subsequent year 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.

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.