



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

APPELLANT: Alma Naranjo
DOCKET NO.: 21-01204.001-R-1
PARCEL NO.: 06-27-401-019

The parties of record before the Property Tax Appeal Board are Alma Naranjo, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. in Chicago; 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: \$8,318
IMPR.: \$58,995
TOTAL: \$67,313

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 2021 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 dwelling of brick exterior construction with 1,188 square feet of living area. The dwelling was constructed in 1958. Features of the home include a basement with finished area, central air conditioning and a 518 square foot garage. The property has an approximately 10,450 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within 0.96 of a mile from the subject property. The comparables have sites that range in size from 5,230 to 8,710 square feet of land area and are improved with either a one-story or a bi-level dwelling of brick or vinyl siding exterior construction ranging in size from 692 to 1,464 square feet of living area. The dwellings were built from 1928 to 1957 and have effective ages ranging from 1928 to 1970.

Two comparables have a basement with finished area, one comparable has a lower level with finished area and two comparables have either a crawl space or concrete slab foundation. Each dwelling has central air conditioning, three homes each have one fireplace and two comparables each have a garage with either 352 or 360 square feet of building area. The properties sold from April 2020 to June 2021 for prices ranging from \$85,000 to \$171,000 or from \$99.77 to \$124.53 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$67,313. The subject's assessment reflects a market value of \$202,445 or \$170.41 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located from 0.14 of a mile to 1.04 miles from the subject property. The comparables have sites that range in size from 6,250 to 45,950 square feet of land area and are improved with one-story dwellings of brick or vinyl siding exterior construction that range in size from 1,200 to 1,296 square feet of living area. The homes were built from 1956 to 1959 with comparable #2 having an effective year built of 1970. Each comparable has a basement with two having finished area. Four dwellings have central air conditioning, and each property has a garage ranging in size from 308 to 440 square feet of building area. Two comparables have either one or two fireplaces. The properties sold from November 2020 to November 2021 for prices ranging from \$232,500 to \$281,000 or from \$185.19 to \$229.58 per square foot of living area, land included. 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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which differ from the subject in design, dwelling size, foundation type, site size and/or lack a garage. The Board gives less weight to board of review comparables #1 and #2 which differ from the subject in proximity, effective age and/or site size.

The Board finds the best evidence of market value to be board of review comparables #3, #4 and #5 which are more similar to the subject in location, age, design, dwelling size and other features. These best comparables sold from November 2020 to November 2021 for prices ranging from \$240,000 to \$270,000 or from \$185.19 to \$219.16 per square foot of living area, including land. The subject's assessment reflects a market value of \$202,445 or \$170.41 per square foot of living area, including land, which falls below the range established by the best

comparable sales in this record, suggesting the subject property may be under assessed. However, after considering appropriate adjustments to the comparables for differences from the subject and given the board of review's request for a confirmation of the subject's assessment, 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:

September 19, 2023



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Alma Naranjo, by attorney:
Eric Feldman
Eric Feldman & Assoc. P.C.
53 W. Jackson Blvd.
Suite 1622
Chicago, IL 60604

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085