



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

APPELLANT: Boyce Tankersley
DOCKET NO.: 21-01221.001-R-1
PARCEL NO.: 06-22-204-024

The parties of record before the Property Tax Appeal Board are Boyce Tankersley, 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 **A Reduction** 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: \$12,998
IMPR.: \$66,802
TOTAL: \$79,800

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 two-story dwelling of vinyl siding exterior construction with 2,374 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 642 square foot garage. The property has an approximately 10,620 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 0.60 of a mile from the subject property. The comparables have sites that range in size from 8,750 to 12,170 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that range in size from 2,276 to 3,078 square feet of living area. The dwellings were built from 1996 to 1999. Each comparable has a basement with one having 117 square feet of finished area.

Each dwelling has central air conditioning and a garage ranging in size from 400 to 484 square feet of building area. Four homes each have one fireplace. The properties sold from February to October 2020 for prices ranging from \$225,000 to \$295,000 or from \$74.07 to \$99.71 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 \$86,477. The subject's assessment reflects a market value of \$260,081 or \$109.55 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.

The board of review critiqued the appellant's comparables, arguing three of the sales were of corporate owned rental properties. In support of this argument, the board of review submitted the Multiple Listing Service (MLS) sheets on appellant comparables #2, #4 and #5. The MLS sheets depict appellant comparables #2 and #5 to be corporate owned properties sold in "as is" condition and appellant comparable #4 to have been sold in "as is" condition. The MLS sheets further described comparable #4 as "very well maintained" and comparable #5 as having a "completely remodeled" kitchen and a lot that "backs too golf course." The board of review also noted that its comparable properties were located on the same street as the subject and closer in proximity than the appellant's comparable sales.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.13 of a mile from the subject property. The comparables have sites that range in size from 8,500 to 9,640 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction ranging in size from 2,419 to 2,732 square feet of living area and built in either 1993 or 1994. Each comparable has a basement with four having finished area. Each dwelling has central air conditioning and a 639 or 642 square foot garage. Four comparables each have one fireplace and comparable #2 has an inground swimming pool. The properties sold from April 2020 to September 2021 for prices ranging from \$304,500 to \$375,000 or from \$120.74 to \$148.69 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1, #3 and #4 along with each of the board of review comparables which differ from the subject in dwelling size, have finished basement area unlike the subject and/or feature and inground swimming pool which the subject property lacks.

The Board finds the best evidence of market value to be appellant comparables #2 and #4 which are more similar to the subject in location, age, design, dwelling size and other features. These two best comparables sold in February and May 2020 for prices of \$225,000 and \$240,000 or for \$98.86 and \$99.71 per square foot of living area, including land. The subject's assessment reflects a market value of \$260,081 or \$109.55 per square foot of living area, including land, which falls above the two best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds a 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:

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

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