



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

APPELLANT: John Ullrich
DOCKET NO.: 21-01261.001-R-1
PARCEL NO.: 10-19-401-009

The parties of record before the Property Tax Appeal Board are John Ullrich, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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: \$31,995
IMPR.: \$126,577
TOTAL: \$158,572

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 2,346 square feet of living area. The dwelling was constructed in 1984. Features of the home include a basement, central air conditioning, a fireplace and a 962 square foot garage. The property has a 117,650 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales that are located from .19 of a mile to 1.83 miles from the subject property, two of which have the same assessment neighborhood code as the subject. The comparables have sites that range in size from 80,060 to 191,230 square feet of land area. The appellant reported the comparables are improved with one-story dwellings of wood siding, wood siding and stone or vinyl siding exterior construction ranging in size from 2,594 to 3,670 square feet of living area. The dwellings were built from 1984 to 1988. Each

comparable has a basement with finished area, central air conditioning and a garage ranging in size from 768 to 1,093 square feet of building area. Two comparables each have a fireplace. The comparables sold from October 2019 to August 2020 for prices ranging from \$300,000 to \$535,000 or from \$81.74 to \$166.87 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 \$158,572. The subject's assessment reflects a market value of \$476,908 or \$150.87 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 that have the same assessment neighborhood code as the subject and are located from .14 of a mile to 3.31 miles from the subject property. The comparables have sites that range in size from 96,400 to 217,800 square feet of land area. The comparables are improved with one-story dwellings of wood siding or wood siding and brick exterior construction ranging in size from 2,102 to 3,267 square feet of living area. The dwellings were built from 1986 to 2004. Comparable #2 has a crawl space foundation and three comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 600 to 899 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from June 2019 to September 2021 for prices ranging from \$385,000 to \$642,500 or from \$181.03 to \$248.29 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 record contains seven suggested comparable sales for the Board's consideration. The Board finds none of the comparables are truly similar to the subject due to significant differences from the subject in location, site size, dwelling size, age and/or features. Nevertheless, the Board has given less weight to the appellant's comparables #1 and #2, as well as board of review comparables #1, #2 and #4 which are less similar to the subject in age or dwelling size than are the other comparables in the record. Furthermore, board of review comparable #2 has a crawl space foundation in contrast to the subject's basement foundation.

The Board finds the best evidence of market value to be the appellant's comparable #3 and board of review comparable #3, despite that these comparables are located more than one mile away from the subject. The Board finds these two comparables are overall more similar to the subject in dwelling size and age. However, both comparables have larger site sizes and finished

basement area, when compared to the subject and board of review comparable #3 has an inground swimming pool, unlike the subject suggesting downward adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, the comparables sold in June and October 2019 for prices of \$535,000 and \$500,000 or for \$166.87 and \$181.03 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$476,908 or \$150.87 per square foot of living area, including land, which is less than the two best comparable sales in the record but appears to be justified given its smaller site size and inferior features. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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. 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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