



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

APPELLANT: Anne Becker
DOCKET NO.: 21-01293.001-R-1
PARCEL NO.: 14-28-316-018

The parties of record before the Property Tax Appeal Board are Anne Becker, 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: \$16,364
IMPR.: \$115,847
TOTAL: \$132,211

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 frame exterior construction with 2,615 square feet of living area. The dwelling was constructed in 1986 and has a reported effective age of 1988. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 400 square foot garage. The property has an approximately 8,079 square foot site and is located in Lake Zurich, Ela 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, one of which includes a second vacant parcel as part of the transaction; for ease of reference, the Board has examined comparables #2 and #3 as one property identified as comparable #2. The properties are located in the same neighborhood code as is assigned to the subject property and have sites that range in size from 10,621 to 17,059 square feet of land area when the two parcels are combined. The

three properties are each improved with a two-story dwelling of frame exterior construction ranging in size from 2,208 to 2,519 square feet of living area. The homes were built in 1986 or 1987 and report effective ages of either 1987 or 1988. Each comparable has an unfinished basement, central air conditioning and a 400 square foot garage. Two of the comparables each have a fireplace. The comparables sold in March or April 2020 for prices ranging from \$295,000 to \$382,000 or from \$133.61 to \$152.75 per square foot of living area, land included.

Based on this evidence, the appellant requested a reduced total assessment of \$91,658 which would reflect a market value of \$275,002 or \$105.16 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$132,211. The subject's assessment reflects a market value of \$397,627 or \$152.06 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, where board of review comparable #3 is the same property as appellant's comparable #1 and board of review comparable #5 is the same property as appellant's improved comparable #2 but excludes for consideration the additional land area reported by the appellant as part of this sale transaction. The comparables are located in the same neighborhood code as is assigned to the subject property and have sites that range in size from 8,840 to 11,350 square feet of land area, which excludes the additional land area of board of review comparable #3. The properties are each improved with a two-story dwelling of frame exterior construction ranging in size from 2,167 to 2,519 square feet of living area. The homes were built in 1986 or 1977, with comparable #3 having a reported effective age of 1988. Four of the comparables have unfinished basements and comparable #4 has a concrete slab foundation. Each dwelling has central air conditioning and a garage of either 400 or 456 square feet of building area. Three of the comparables each have a fireplace. The comparables sold from March 2020 to May 2021 for prices ranging from \$360,000 to \$430,000 or from \$151.65 to \$198.25 per square foot of living area, land included.

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 seven comparable sales, two of which were common to the parties, although the board of review failed to acknowledge the vacant land area associated with appellant's comparable #2, to support their respective positions before the Property Tax Appeal

Board. But for board of review comparable #4, each comparable presented by the parties has a larger land area than the subject property, while the subject dwelling is larger in size than each of the comparables presented by the parties in this record. The Board has given reduced weight to appellant's comparable #4 which appears to be an outlier given its substantially lower sale price as compared to all of the other comparable sales. The Board has given reduced weight to board of review comparable #4 due to its dissimilar concrete slab foundation when compared to the subject's unfinished basement.

Besides the land area, the Board finds the remaining comparables presented by both parties are somewhat similar to the subject in location, age, design, exterior construction and several features. These four comparables sold from March 2020 to May 2021 for prices ranging from \$375,000 to \$430,000 or from \$151.65 to \$198.25 per square foot of living area, including land. The subject's assessment reflects a market value of \$397,627 or \$152.06 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and appears to be supported given the sales data. Based on this evidence and after considering appropriate adjustments to these best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not justified.

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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