



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

APPELLANT: Michael Gifford
DOCKET NO.: 21-01404.001-R-1
PARCEL NO.: 04-20-227-045

The parties of record before the Property Tax Appeal Board are Michael Gifford, 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 ***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: \$5,751
IMPR.: \$44,563
TOTAL: \$50,314

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 split-level dwelling of aluminum siding exterior construction with 1,164 square feet of above ground living area. The dwelling was constructed in 1997. Features of the home include a lower level with 1,008 square feet of finished area, central air conditioning and a 560 square foot garage. The property has an 8,840 square foot site and is located in Zion, Zion Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales that have the same assessment neighborhood code as the subject and are located within .45 of mile from the subject property. The comparables have sites that range in size from 6,010 to 46,220 square feet of land area. The comparables are improved with split-level dwellings of aluminum siding or vinyl siding exterior construction ranging in size from 1,120 to 1,308 square feet of above ground living area. The

dwelling were built from 1994 to 2003. The comparables each have a lower level with 520 to 1,232 square feet of finished area and one comparable has an additional unfinished partial basement. Two comparables each have central air conditioning and three comparables each have a garage ranging in size from 400 to 780 square feet of building area. The comparables sold from May 2019 to July 2020 for prices ranging from \$128,000 to \$157,500 or from \$102.56 to \$132.14 per square foot of above ground 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 \$56,919. The subject's assessment reflects a market value of \$171,185 or \$147.07 per square foot of above ground 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 three comparable sales that have the same assessment neighborhood code as the subject and are located within .39 of mile from the subject property. The board of review's comparable #3 is the same property as the appellant's comparable #2. The comparables have sites that range in size from 7,450 to 15,610 square feet of land area. The comparables are improved with split-level dwellings of aluminum siding or vinyl siding exterior construction ranging in size from 1,028 to 1,120 square feet of above ground living area. The dwellings were built in either 1994 or 2001. The comparables each have a lower level with 520 to 960 square feet of finished area and one of which has an additional unfinished partial basement. Each comparable has central air conditioning and a garage ranging in size from 440 to 780 square feet of building area. The comparables sold from August 2019 to December 2020 for prices ranging from \$148,000 to \$165,000 or from \$132.14 to \$160.51 per square foot of above ground 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 a reduction in the subject's assessment is warranted based upon the evidence in the record.

The record contains six suggested comparable sales for the Board's consideration, as one sale was common to the parties. The Board has given less weight to the appellant's comparable #1 due to its lack of a garage, a feature of the subject. The Board has also given less weight to the appellant's comparables #3 and #4, as well as board of review comparable #2 due to their sale dates occurring 16 to 19 months prior to the assessment date at issue and are thus less likely to be indicative of the subject's market value as of January 1, 2021. Furthermore, the appellant's comparable #4 has a substantially larger site size when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable #2/board of review comparable #3 and board of review comparable #1, which sold proximate in time to the assessment date at issue and are relatively similar to the subject in location, site size, dwelling size, design, age and some features. The comparables sold in March and December 2020 for prices of \$148,000 and \$149,900 or for \$132.14 and \$143.03 per square foot of above ground living area, including land, respectively. The subject's assessment reflects a market value of \$171,185 or \$147.07 per square foot of above ground living area, including land, which is greater than the two best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value reflected by its assessment is excessive. Therefore, based on this record 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

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

APPELLANT

Michael Gifford, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

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