



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

APPELLANT: Ryan Smith
DOCKET NO.: 21-01415.001-R-1
PARCEL NO.: 07-26-103-016

The parties of record before the Property Tax Appeal Board are Ryan Smith, 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: \$19,078
IMPR.: \$98,777
TOTAL: \$117,855

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 wood siding exterior construction with 2,443 square feet of living area. The dwelling was constructed in 1990. Features of the home include a basement, central air conditioning, a fireplace and a 484 square foot garage. The property has an 11,200 square foot site and is located in Gurnee, Warren 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 .18 of mile from the subject property. The comparables have sites that range in size from 9,430 to 19,520 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,208 to 2,464 square feet of living area. The dwellings were built from 1988 to

1991. The comparables each have a basement, three of which have finished area. Each comparable has central air conditioning, one or two fireplaces and a garage with either 504 or 546 square feet of building area. The comparables sold in November 2019 or March 2020 for prices ranging from \$234,000 to \$319,000 or from \$105.93 to \$132.47 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 \$117,855. The subject's assessment reflects a market value of \$354,451 or \$145.09 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 response to the appellant's evidence, the board of review provided the PTAX-203 Illinois Real Estate Transfer Declaration associated with the sale of the appellant's comparable #1 which revealed the property was not advertised for sale. The board of review also provide a plat map associated with the appellant's comparable sale #1 depicting the location of the property in relation to the North Shore Water Reclamation District Facilities and Water Treatment Plant, a negative locational factor.

In support of its contention of the correct assessment, the board of review submitted information on eight comparable sales that have the same assessment neighborhood code as the subject and are located within .32 of a mile from the subject property. The comparables have sites that range in size from 8,840 to 20,550 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,190 to 2,466 square feet of living area. The dwellings were built from 1988 to 1993. The comparables each have a basement, four of which have finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 504 to 832 square feet of building area. The comparables sold from April 2019 to April 2021 for prices ranging from \$352,000 to \$400,000 or from \$154.51 to \$166.44 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 twelve suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #1 and board of review comparable #8 due to their sale dates occurring in 2019, less proximate in time to the assessment date at issue than the other sales in the record. Moreover, according to the real estate transfer declaration presented by the board of review, the appellant's comparable #1 was not advertised for sale, and thus does not meet one of the key fundamental elements of an arm's length transaction. The

Board has also given less weight to the appellant's comparables #2, #3 and #4, as well as board of review comparables #1, #3, #4 and #6 due to their finished basement areas, not a feature of the subject.

The Board finds the best evidence of market value to be board of review comparables #2, #5 and #7, which sold proximate in time to the assessment date at issue, have no finished basement area like the subject and are similar to the subject in location, dwelling size, design, age and some features. These three comparables sold from February 2020 to April 2021 for prices ranging from \$352,000 to \$380,000 or from \$158.47 to \$160.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$354,451 or \$145.09 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record in terms of overall market value but below the range on a price per square foot basis. 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

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

APPELLANT

Ryan Smith, 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