



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

APPELLANT: Bernardo Mora
DOCKET NO.: 21-01571.001-R-1
PARCEL NO.: 04-22-312-007

The parties of record before the Property Tax Appeal Board are Bernardo Mora, 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: \$5,657
IMPR.: \$15,938
TOTAL: \$21,595

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 1-story dwelling of wood siding exterior construction with 616 square feet of living area. The dwelling was constructed in 1953. Features of the home include a crawl space foundation and a 440 square foot garage. The property has an 8,800 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 five comparable sales located from 0.44 of a mile to 1.01 miles from the subject. The parcels range in size from 8,400 to 9,040 square feet of land area and are improved with 1-story homes of brick, stucco, wood siding, or vinyl siding exterior construction ranging in size from 624 to 1,440 square feet of living area. The dwellings were built from 1944 to 1956. Four homes each have a basement and one home has a crawl space foundation. Two homes have central air conditioning and one home has two fireplaces. Four

comparables each have a garage, three of which range in size from 440 to 576 square feet of building area. The comparables sold from August 2019 to February 2021 for prices ranging from \$38,900 to \$88,000 or from \$50.00 to \$92.59 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 \$21,595. The subject's assessment reflects a market value of \$64,947 or \$105.43 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 located from 0.05 of a mile to 1.65 miles from the subject. The parcels range in size from 7,050 to 8,800 square feet of land area and are improved with 1-story homes of aluminum or wood siding exterior construction ranging in size from 768 to 988 square feet of living area. The dwellings were built from 1946 to 1963. Four homes each have a crawl space foundation and one home has a concrete slab foundation. One home has central air conditioning and four homes each have a garage ranging in size from 280 to 484 square feet of building area. The comparables sold from April to November 2020 for prices ranging from \$100,000 to \$134,000 or from \$108.81 to \$146.93 per square foot of living area, including land.

Based on this evidence the board of review requested the subject's assessment be sustained.

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 a total of ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3, which sold less proximate in time to the assessment date than the other comparables in this record, and to the appellant's comparable #5, which is a substantially larger home than the subject. The Board also gives less weight to the appellant's comparable #1 and the board of review's comparables #1, #3, #4, and #5, which are less similar in location to the subject than other comparables in this record. Moreover, the appellant's comparable #3 and the board of review's comparable #1 each lack a garage that is a feature of the subject.

The Board finds the best evidence of market value to be the appellant's comparable #4 and the board of review's comparable #2, which are more similar to the subject in dwelling size, age, site size, and some features. These two most similar comparables sold for prices of \$88,000 and \$100,000 or for \$89.07 and \$130.21 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$64,947 or \$105.43 per square foot of living

area, including land, which is below the two best comparable sales in terms of total market value. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, such as the subject's slightly newer age, 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

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

APPELLANT

Bernardo Mora, 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