



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

APPELLANT: Loretta Thorne
DOCKET NO.: 22-00095.001-R-1
PARCEL NO.: 15-16-402-018

The parties of record before the Property Tax Appeal Board are Loretta Thorne, 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: \$42,916
IMPR.: \$62,462
TOTAL: \$105,378

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 2022 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 frame exterior construction with 1,216 square feet of living area. The dwelling was constructed in 1974. Features of the home include a lower level with finished area, central air conditioning, a fireplace, and a 572 square foot garage. The property has a 41,729 square foot site and is located in Prairie View, Vernon 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 located within 0.35 of a mile from the subject. The parcels range in size from 40,233 to 41,729 square feet of land area and are improved with split-level or 2-story homes of frame or brick with frame exterior construction ranging in size from 1,773 to 2,259 square feet of living area. The dwellings were built from 1971 to 1975. Three homes each have a lower level with finished area and three homes each

have a basement, one of which has finished area. Each home has central air conditioning, a fireplace, and a garage ranging in size from 480 to 588 square feet of building area. The comparables sold from March 2019 to July 2022 for prices ranging from \$347,500 to \$453,000 or from \$159.36 to \$250.83 per square foot of living area, including land.

As part of the appeal, the appellant also disclosed that the subject property is an owner-occupied residence. The Board takes judicial notice that this property was the subject matter of appeals before the Board the prior years under Docket Numbers 20-00304.001-R-1 and 21-01592.001-R-1. In the 2021 tax year appeal, the Board issued a decision lowering the assessment of the subject property to \$104,252 based on the evidence submitted by the parties.

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 \$107,666. The subject's assessment reflects a market value of \$323,030 or \$265.65 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

Also, as part of the "Board of Review Notes on Appeal," the board of review reported that 2019 was the first year of the general assessment cycle for the subject property and that for tax year 2022 an equalization factor of 1.0109 was applied to non-farm properties in Vernon Township.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 1.78 miles from the subject. The parcels range in size from 20,473 to 22,651 square feet of land area and are improved with split-level homes of frame exterior construction ranging in size from 1,332 to 1,484 square feet of living area. The dwellings were built from 1956 to 1971. Each home has a lower level with finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 400 to 560 square feet of building area. One home has a basement. Comparable #4 has an inground swimming pool. The comparables sold from March 2020 to June 2022 for prices ranging from \$399,000 to \$553,000 or from \$299.20 to \$397.27 per square foot of living area, including land.

The board of review presented listing sheets for the appellant's comparables #2 and #4, noting that these homes are dissimilar in design to the subject. 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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) a reduction in the subject's assessment is warranted. In pertinent part, section 16-185 of the Property Tax Code provides:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board finds that the subject property was the subject matter of appeals before the Board for the 2020 and 2021 tax years under Docket Numbers 20-00304.001-R-1 and 21-01592.001-R-1 in which a decision was issued for the 2021 tax year based upon the evidence presented by the parties reducing the subject's assessment to \$104,252. The record further disclosed the subject property is an owner-occupied dwelling. The Board also finds that the 2019 to 2022 tax years are within the same general assessment period and an equalization factor of 1.0109 was applied in Vernon Township in 2022. Furthermore, the decision of the Board for the 2020 tax year has not yet been reversed or modified upon review and there was no evidence the subject property recently sold establishing a different fair cash value. Applying section 16-185 of the Property Tax Code would result in a reduced total assessment of \$105,378, which is less than the 2022 assessment of the subject property of \$107,666. Based on this record, the Board finds a reduction in the subject's assessment is 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

Loretta Thorne, 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