



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

APPELLANT: Koshy Matthew
DOCKET NO.: 07-02623.001-R-1
PARCEL NO.: 08-19-205-006

The parties of record before the Property Tax Appeal Board are Koshy Matthew, the appellant(s); and the Lake County Board of Review.

Based on the facts and exhibits presented, 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: \$ 29,459
IMPR.: \$ 45,762
TOTAL: \$ 75,221

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of split-level style single family dwelling with 1,144 square feet of above grade living area and a lower level with 1,144 square feet. The subject dwelling was built in 1978 and has aluminum siding on the exterior. Features of the home include central air conditioning and a two-car attached garage with 576 square feet. The subject property has a parcel measuring 95 feet by 135 feet resulting in 12,960 square feet of land area. The property is located in Waukegan, Waukegan Township, Lake County.

The appellant contends both assessment inequity and overvaluation as the bases of the appeal. In support of this argument the appellant submitted descriptions and assessment information on three comparables. The comparables are improved with split-level dwellings that range in size from 1,056 to 1,248 square feet of above grade living area. The dwellings have aluminum siding and were built in 1976 and 1977. Each comparable has a lower level ranging in size from 960 to 1,248 square feet, central air conditioning and a garage ranging in size from 484 to 576 square feet of building area. Their improvement assessments range from

\$43,689 to \$50,580 or from \$39.18 to \$41.37 per square foot of living area. The subject has an improvement assessment of \$45,762 or \$40.00 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$43,000 or \$37.59 per square foot of living area.

These same comparables had land assessments ranging from \$18,092 to \$23,022. The appellant did not provide any information with respect to the size of the comparable parcels. The subject has a land assessment of \$29,459 and the appellant requested the subject's land assessment be reduced to \$25,000.

The appellant also disclosed the comparables sold from February 2005 to February 2006 for prices ranging from \$202,000 to \$220,000 or from \$176.28 to \$200.75 per square foot of above grade living area, land included. The subject's total assessment of \$75,221 reflects a market value of \$225,686 or \$197.28 per square foot of above grade living area. The appellant requested the subject's total assessment be reduced to \$68,000, which reflects a market value of approximately \$204,000, rounded, or \$178.34 per square foot of above grade living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$75,221 was disclosed. The subject's total assessment reflects a market value of \$225,686 or \$197.28 per square foot of above grade living area, land included. The subject has an improvement assessment of \$45,762 or \$40.00 per square foot of above grade living area. The subject has a land assessment of \$29,459, which reflects unit values of \$2.27 per square foot of land area or \$306.86 per front foot.

In support of the assessment the board of review submitted descriptions, the property record cards and assessment information on the subject and three comparables. Comparable #1 is the same property as appellant's comparable #2. The comparables are split-level dwellings that range in size from 1,056 to 1,100 square feet of above grade living area. The dwellings have wood siding exteriors and were built in 1977 and 1979. Each comparable has a lower level ranging in size from 960 to 1,000 square feet. Two of the comparables also have central air conditioning and two comparables have a garage each with 484 square feet of building area. Based on the property record cards these properties have land areas ranging from 4,864 to 10,500 square feet. The comparable improvement assessments range from \$43,689 to \$47,983 or from \$41.37 to \$43.62 per square foot of above grade living area. These comparables had land assessments ranging from \$13,618 to \$21,485 or from \$1.30 to \$3.72 per square foot and \$162.12 to \$476.10 per front foot.

These same comparables sold from February 2006 to October 2007 for prices ranging from \$198,000 to \$238,000 or from \$180.00 to \$216.36 per square foot of above grade living area, land included.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record does not support a reduction in the subject's assessment.

The appellant argued in part assessment inequity with respect to both the land and improvements. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data the Board finds a reduction is not warranted.

The record contains five comparables submitted by the parties to support their respective arguments. All the comparables are similar to the subject in age, style, size and features. The improvement assessments for the comparables range from \$39.18 to \$43.62 per square foot of above grade living area. The subject has an improvement assessment of \$45,762 or \$40.00 per square foot of above grade living area, which is well within the range established by the comparables in the record. Based on this evidence the Property Tax Appeal Board finds the subject dwelling is equitably assessed and a reduction is not justified.

The Board finds the record contained information with respect to the land area and assessments on three comparables. The property record cards for these three properties disclose they have land areas ranging from 4,864 to 10,500 square feet. These comparables had land assessments ranging from \$13,618 to \$21,485 or from \$1.30 to \$3.72 per square foot and \$162.12 to \$476.10 per front foot. The subject has a land assessment of \$29,459 or \$2.27 per square foot of land area and \$306.86 per front foot, which is within the range of the comparables on a square foot and front foot basis. Based on this evidence the Property Tax Appeal Board finds the subject's land is equitably assessed and a reduction is not justified.

The appellant also argued overvaluation as a basis of the appeal. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the comparable sales in the record demonstrate a reduction in the subject's assessment is not warranted.

The record contains five sales of similar properties that sold from February 2005 to October 2007 for prices ranging from \$198,000 to \$238,000 or from \$162.64 to \$216.36 per square foot

of above grade living area, land included. The subject's total assessment reflects a market value of \$225,686 or \$197.28 per square foot of above grade living area, land included, which is within the range established by the sales in the record. The Board finds this evidence demonstrates the subject's assessment is reflective of its market value and a reduction is not 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

Member

DISSENTING: _____

C E R T I F I C A T I O N

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: March 23, 2010

Allen Castrovillari

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 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 the subsequent year 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.

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.