



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

APPELLANT: Patricia & Jean Dalin
DOCKET NO.: 08-01689.001-R-1
PARCEL NO.: 13-21-103-040

The parties of record before the Property Tax Appeal Board are Patricia & Jean Dalin, the appellants; 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: \$83,383
IMPR: \$159,988
TOTAL: \$243,371

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame construction containing 4,010 square feet of living area. The dwelling was built in 2000 and features a partial unfinished basement, central air conditioning and a 734 square foot attached garage.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation claim, the appellants submitted a settlement statement for the subject property, an appraisal of the subject property, five multiple listing service (MLS) summary sheets and a list of average sale prices for home sales in the Hunter's Farm subdivision. The settlement statement for the subject property discloses a contract sales price of \$660,000 in August 2005. The appraisal of the subject property discloses an indicated value by the cost approach of \$662,725 and an indicated value by the sales comparison approach of \$660,000 on July 22, 2005. The five MLS summary sheets disclose four 2007 sales and one 2008 sale. The summary sheets list address, sale price, sale date, taxes, number of stories and number of rooms. The list of sales from the Hunter's Farm subdivision is comprised of 20 sales

from 2004 thru 2007 disclosing an average home sale price of \$673,233 and four 2008 sales of homes in the Hunter's Farm subdivision that were not included in the 2004 thru 2007 averages. Based on this evidence, the appellants requested the subject's assessment be reduced to \$219,978.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$243,371 was disclosed. The subject's assessment reflects an estimated market value of \$732,383 or \$182.64 per square foot of living area including land, as reflected by its assessment and Lake County's 2008 3-year median level of assessments of 33.23%.

In support of the subject's assessment, the board of review submitted a grid analysis of four suggested comparable sales. The comparable sales consist of two-story frame and masonry dwellings that were built between 2000 and 2002. The dwellings range in size from 3,278 to 4,571 square feet of living area. Features include full or partial basements that are unfinished or finished as a recreational room. Other features include central air conditioning, a fireplace and between a 630 to 910 square foot garage. The comparables sold from May 2008 to September 2008 for prices ranging from \$617,500 to \$720,000 or from \$157.51 to \$188.38 per square foot of living area including land. 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 this appeal. The Board further finds a reduction in the subject's assessment is not warranted.

The appellants argued 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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331Ill.App.3d 1038 (3rd Dist. 2002). Proof of market value may consist of an appraisal of the subject property, a recent sale of the subject property or comparable sales. (86 Ill.Admin.Code 1910.65(c)). After an analysis of the evidence in the record, the Board finds the appellants have not met this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the appellants submitted a settlement statement for the subject property, an appraisal of the subject property, five multiple listing service (MLS) summary sheets and a list of average sale prices for home sales in the Hunter's Farm subdivision. The Board further finds the 2005 settlement statement and appraisal are not probative of the market value as of the January 1, 2008 assessment date. The five MLS summary sheets and the list of sales in the Hunter's Farm subdivision lack descriptive data necessary to compare to the subject property such as size, style, exterior construction and features.

The board of review submitted a detailed grid analysis of four suggested comparable sales. The comparables sold from May 2008 to September 2008 for prices ranging from \$617,500 to \$720,000 or from \$157.51 to \$188.38 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$732,383 or \$182.64 per square foot of living area including land, which is within the range established by the comparables on a square foot basis. After considering adjustments and the differences in the sales comparables when compared to the subject and based on the evidence in the record, the Board finds the appellants' request for a total assessment 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 M. Louie

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: August 19, 2011

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.