



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

APPELLANT: Helen Anteliz
DOCKET NO.: 08-01768.001-R-1
PARCEL NO.: 15-21-219-060

The parties of record before the Property Tax Appeal Board are Helen Anteliz, the appellant; 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: \$52,080
IMPR: \$78,629
TOTAL: \$130,709

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story townhome of frame and masonry construction containing 1,512 square feet of living area. The dwelling was built in 2007 and features a partial finished basement, central air conditioning and a 400 square foot attached garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation claim, the appellant submitted an appraisal of the subject property by Timothy J. Zaleski concluding a value of \$370,000 as of December 27, 2008. The appraisal discloses an indicated value by the cost approach of \$375,621, using figures based upon a nationally known cost service. The sales comparison approach indicated a value of \$370,000, using three sales and two listings from the subject's market area. The comparables consist of townhomes of frame or frame and masonry construction ranging in age from 2 to 12 years and ranging in size from 1,640 to 2,321 square feet of living area. Features include full or partial basements either unfinished or finished as a recreational room. Other features

include central air conditioning and two-car garages. One comparable has a fireplace.

The appraisal also revealed the subject property sold in January 2007 for \$385,598 and the second listing, comparable #4, sold in October 2007 for \$390,000. Based on this evidence, the appellant requested the subject's assessment be reduced to \$123,333.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$130,709 was disclosed. The subject's assessment reflects an estimated market value of \$393,346 or \$260.15 per square foot of living area including land, using 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 three suggested comparable sales. The comparables consist of townhomes of frame and masonry construction built in 2007 with 1,460 or 1,512 square feet of living area. Features include partial finished basements, central air conditioning and a 400 square foot attached garage. One comparable has a fireplace. The comparables sold from September 2007 to December 2007 for prices ranging from \$389,679 to \$403,500 or from \$257.74 to \$266.90 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 appellant 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 appellant has not met this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the appellant submitted an appraisal of the subject property by Timothy J. Zaleski concluding a value of \$370,000 as of December 27, 2008. The sales comparison approach relied on three comparable sales and two listings. The three sales had sale dates of April 2008 and July 2008. The appraiser made negative adjustments for time; however, the adjustments would not be appropriate for a value conclusion for the January 1, 2008 assessment date. The Board gave less weight to the appraiser's two listings and comparable #2 due to the age of the improvement when compared to the subject property and comparable #3 due to the dissimilar size when compared to the subject

property. After removing the \$30,093 negative time adjustment to comparable #1, the adjusted sale price becomes \$399,730. The Board further finds the subject's sale on January 2, 2007 for \$385,598 is not probative of the market as of the January 1, 2008 assessment date.

The board of review submitted a detailed grid analysis of three comparable sales. The comparables sold from September 2007 to December 2007 for prices ranging from \$389,679 to \$403,500 or from \$257.74 to \$266.90 per square foot of living area including land. The Board finds that the board of review's comparables #2 and #3 are the same Aston model townhome as the subject property. The Board further finds the appraiser's comparable #1 and the board of review's comparables are most probative of the real estate market as of the January 1, 2008 assessment date. These comparables had sale prices ranging from \$389,679 to \$403,500 or from \$223.94 to \$266.90 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$393,346 or \$260.15 per square foot of living area including land, which is within the range established by the best comparables in the record. 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 appellant's 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.