



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

APPELLANT: Dawn R. & Tom Karis
DOCKET NO.: 09-03136.001-R-1
PARCEL NO.: 14-22-404-005

The parties of record before the Property Tax Appeal Board are Dawn R. & Tom Karis, 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: \$ 64,436
IMPR.: \$ 153,725
TOTAL: \$ 218,161

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of an owner occupied residential property located in Ela Township, Lake County, Illinois.

The appellants submitted evidence before the Property Tax Appeal Board arguing the subject property's assessment was not reflective of fair market value. In support of this claim, the appellants submitted an appraisal estimating the subject property had a fair market value of \$600,000 as of January 1, 2009. Based on this evidence, the appellants requested the subject's assessment be reduced to \$199,980.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$218,161 was disclosed. In support of the subject's assessment, the board of review submitted a brief addressing the appeal citing section 16-185 of the Property Tax Code (35 ILCS 200/16-185) and the subject's property record card. The board of review's evidence disclosed the subject property is an owner occupied residence that was the subject matter of appeal before the Property Tax Appeal Board the prior assessment year under Docket Number 08-06840.001-R-1. In that appeal, the Property Tax Appeal Board

reduced the subject's assessment to \$220,457 based on an agreement reached by the parties that was supported by the evidence contained in that record. The brief indicates that the 2008 and 2009 assessment years are within the same general assessment period and that if the subject's assessment was carried forward subject to the Ela Township equalization factor of 1.0207, would result in an increase in the subject's assessment to \$225,020. ($\$220,457 \times 1.0207 = \$225,020$). However, the board of review requested confirmation of the subject's assessment.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds no change in the subject's assessment is warranted.

The appellants argued the subject property was overvalued based upon an appraisal estimating the subject property has a fair market value of \$600,000 as of January 1, 2009. The board of review's evidence disclosed the subject property was the matter of an appeal before the Property Tax Appeal Board the prior assessment year under Docket Number 08-06840.001-R-1. In that appeal, the Property Tax Appeal Board issued a final decision reducing the subject's assessment to \$220,457 based on an agreement reached by the parties that was supported by the evidence contained in that record.

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 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** (Emphasis Added) 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. (35 ILCS 200/16-185)

Based on this statutory language, the Board finds its 2008 decision should be carried forward to the subsequent assessment year of the same general assessment period subject to equalization. However, since the board of review did not request to increase the subject's assessment, the Board finds the subject's 2009 final assessment of \$218,161 as calculated by the board of review is appropriate.

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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: October 19, 2012

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.