



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

APPELLANT: Joe & Gina Stark
DOCKET NO.: 12-02596.001-R-1
PARCEL NO.: 06-10-406-013

The parties of record before the Property Tax Appeal Board are Joe & Gina Stark, the appellants, by attorney Ray Carlson in Mundelein, 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: \$10,910
IMPR.: \$39,207
TOTAL: \$50,117

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2012 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 two-story dwelling of frame construction with 1,576 square feet of living area. The dwelling was constructed in 2000. Features of the home include a basement that is partially finished, central air conditioning

and a 400 square foot garage. The property has a 6,970 square foot site and is located in Round Lake Beach, Lake Villa Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales.

The appellants argued that 66% of homes sold in Lake Villa Township priced from \$100,000 to \$162,000 were short sales or foreclosures. The sales referenced by the appellants occurred between January 1, 2011 and January 1, 2012.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$50,117. The subject's assessment reflects a market value of \$153,169 or \$97.19 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Lake County of 32.72% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales.

Conclusion of Law

The appellants contend 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 the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be board of review comparable sales #2 and #3. These most similar comparables sold for prices of \$167,500 and \$180,000 or \$93.16 and \$115.38 per square foot of living area, including land. The subject's assessment reflects a market value of \$153,169 or \$97.19 per square foot of living area, including land, which is below the values of the best comparable sales in this record on a total market value basis and within the values on a per square foot basis. Based on this evidence the Board finds a reduction in the subject's assessment is not justified.

The Board gave less weight to the appellants' comparables and board of review comparable #1 due to their lack of finished basement area when compared to the subject. The Board gave less weight to board of review comparable #4 due to its sale date occurring greater than 14 months prior to the January 1, 2012 assessment date at issue. In addition, this comparable lacked finished basement area, unlike the subject. The Board also gave less weight to board of review comparables #5 and #6 due to their sale dates occurring greater than 17 months after the January 1, 2012 assessment date at issue.

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.

Chairman

Mark Albino

Member

[Signature]

Member

Member

Jerry White

Acting 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: July 24, 2015

[Signature]

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.