



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

APPELLANT: Robert Armstrong  
DOCKET NO.: 16-03543.001-R-1  
PARCEL NO.: 02-30-108-010

The parties of record before the Property Tax Appeal Board are Robert Armstrong, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, 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:** \$9,979  
**IMPR.:** \$69,204  
**TOTAL:** \$79,183

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant 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 2016 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 exterior construction with 2,498 square feet of living area. The dwelling was constructed in 1992. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 484 square foot garage. The property has an 10,454 square foot site and is located within Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located from .32 of a mile to 1.64 miles from the subject property. The comparables are described as two-story dwellings of frame exterior construction ranging in size from 2,340 to 2,735 square feet of living area. The dwellings were constructed in 1988 or 1993. The comparables each have a basement, with one having finished area. Features of each comparable include central air conditioning, a fireplace

and a garage ranging in size from 528 to 713 square feet of building area. The comparables have sites ranging in size from 7,619 to 10,019 square feet of land area. The comparables sold in October 2015 and May 2016 for prices ranging from \$209,000 to \$250,000 or from \$87.02 to \$99.29 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$79,183. The subject's assessment reflects a market value of \$238,791 or \$95.59 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on six comparable sales located from .047 of a mile to 1.629 miles from the subject property. The comparables are described as two, one-story dwellings and four, two-story dwellings of frame exterior construction ranging in size from 1,876 to 2,533 square feet of living area. The dwellings were constructed from 1986 to 2006. Five comparables have basements, with two having finished area; one comparable has a finished lower level and three comparables each have a fireplace. Additional features of each comparable include central air conditioning and a garage ranging in size from 484 to 1,080 square feet of building area. The comparables have sites ranging in size from 7,841 to 40,073 square feet of land area. The comparables sold from June 2014 to June 2016 for prices ranging from \$206,500 to \$325,000 or from \$110.07 to \$132.97 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **Conclusion of Law**

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

The Board finds the parties submitted nine comparable sales for consideration. The Board gave less weight to the board of review comparables due to differences in design, age, dwelling size and/or land size when compared to the subject. In addition, one comparable sold in June 2014 which is less proximate in time to the subject's January 1, 2016 assessment date at issue.

The Board finds the best evidence of market value to be the appellant's comparables. These three comparables are most similar to the subject in dwelling size, design, age, land size and features. These properties sold in October 2015 and May 2016 for prices ranging from \$209,000 to \$250,000 or from \$87.02 to \$99.29 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$238,791 or \$95.59 per square foot of living area, including land, which falls within the range established by the most similar comparable sales contained in the record. After considering necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's

estimated market value as reflected by its assessment is supported. Based on this record, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's assessment is not justified.

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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

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Chairman



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Member

\_\_\_\_\_  
Member



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Member

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Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

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: September 17, 2019



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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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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COUNTY

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