



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

APPELLANT: Gerard Shannon  
DOCKET NO.: 16-03654.001-R-2  
PARCEL NO.: 12-33-117-008

The parties of record before the Property Tax Appeal Board are Gerard Shannon, 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:** \$355,721  
**IMPR.:** \$267,685  
**TOTAL:** \$623,406

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 brick dwelling containing 5,119 square feet of living area that was constructed in 1979 and rehabbed in 2015.<sup>1</sup> Features of the home include a finished basement featuring a theater room and playroom, central air conditioning, six fireplaces, and 1,077-square foot garage. The home also features an inground swimming pool. The dwelling is situated on a 60,113 square foot wooded, cul-de-sac lot and is located in Lake Forest, Shields Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales located from .56 to 1.40 miles from the subject, all of which have the same neighborhood code as the subject. The dwellings were built from

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<sup>1</sup> Some details about the subject property have been corrected or supplemented by the property record card and listing sheet submitted by the board of review.

1967 to 1970 and consist of one, 1.5-story and two, 2-story brick single-family dwellings. The houses range in size from 4,154 to 4,704 square feet of living area and are situated on sites ranging in size from 57,819 to 89,734 square feet of land area. The dwellings each have a basement, one with 2,162 square feet of finished area. The comparables also feature central air conditioning, two to four fireplaces, and a garage containing 667 to 850 square feet of building area. Comparable #2 has an inground swimming pool. These comparables sold from January to December 2015 for prices ranging from \$1,055,000 to \$1,500,000 or from \$235.28 to \$361.10 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$623,406. The subject's assessment reflects a market value of approximately \$1,879,994 or \$367.26 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 its contention of the correct assessment, the board of review submitted a grid analysis and property record cards containing information on the subject and four comparable sales, one of which was also submitted by the appellant.<sup>2</sup> The comparables are located from .162 to .912 of a mile from the subject, two of which have the same neighborhood code as the subject. The dwellings consist of two-story brick or stucco single-family dwellings situated on sites containing from 60,548 to 89,734 square feet of land area. The homes were built from 1967 to 1993 and range in size from 4,154 to 5,406 square feet of living area. The comparables each have a basement, three with finished area, central air conditioning, two or three fireplaces, and a garage ranging in size from 744 to 950 square feet of building area. Three of the comparables each have an inground swimming pool; two of those comparables also have a hot tub and one also has a gazebo. The board of review submitted listing sheets for the subject property and three of its four comparables. The subject property's listing sheet shows that the property was originally listed for sale for \$2,275,000 but eventually reduced to \$1,999,000. The property was on the market for 289 days and a contract was signed on or about December 23, 2017. The listing sheet for comparable #1 discloses that the house is located on the 10<sup>th</sup> fairway of Onwentsia Country Club. The listing sheet for comparable #2, which is the parties' common comparable, states that it has a "grand pool" and terraces and backs to a nature preserve. Comparable #3 is shown as a recent rehab with an inground swimming pool and is situated on park-like grounds. The comparables sold from June 2015 to September 2016 for prices ranging from \$1,500,000 to \$2,130,000 or from \$356.09 to \$402.49 per square foot of living area, including land. Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

### **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

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<sup>2</sup> The property submitted by both parties as comparable #2 is the same property.

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 parties submitted a total of six comparable sales to support their respective positions before the Property Tax Appeal Board, as one comparable was submitted by both parties. The Board gave less weight to appellant's comparable #1 which differs from the subject in style and is located 1.40 miles distant from the subject. The Board also gave less weight to the parties' common comparable which is a smaller dwelling on a larger lot and lacks basement finish, dissimilar to the subject.

The Board finds that appellant's comparables #3 and board of review comparables #1, #3 and #4, were the best comparables submitted in the record in terms of location, design, size and most features. These comparables sold from December 2015 to September 2016 for prices ranging from \$1,350,000 to \$2,130,000 or from \$286.99 to \$402.49 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$1,879,994 or \$367.26 per square foot of living area, land included, which falls within the range established by the best comparable sales submitted for the Board's consideration. The market value of the property is further bolstered by the listing sheet for the subject property which shows it was listed for \$1,999,000 as of December 2017, having originally been listed for \$2,275,000 approximately nine months earlier. After considering adjustments to the comparables for any differences from the subject, the Board finds the subject's assessed value appears to be supported and no reduction in the subject's assessment is 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. 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.



Chairman



Member



Member



Member



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: October 20, 2020



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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