



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

APPELLANT: Jason Beans
DOCKET NO.: 16-03668.001-R-2
PARCEL NO.: 12-21-207-004

The parties of record before the Property Tax Appeal Board are Jason Beans, 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: \$530,150
IMPR.: \$714,436
TOTAL: \$1,244,586

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 is improved with a two-story stone single-family dwelling built in 2013. The dwelling contains 7,696 square feet of living area and features a full basement with 3,659 square feet of finished area. The house also features central air-conditioning, five fireplaces and a 1,062-square foot attached garage. The dwelling is situated on a 66,144 site with 250 feet of shoreline along Lake Michigan 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 1.80 to 2.73 miles from the subject. The comparables consist of two-story brick or stone single-family dwellings that range in size from 6,683 to 11,255 square feet of living area. Comparables #1 and #2 were built in 1997 and 2007, respectively. Comparable #3 was built in 1930 but has an effective age of 1952 due to a "spectacular update" according to the listing sheet submitted by the appellant. The

comparables each have a full basement with finished area, central air conditioning, six or seven fireplaces, and one or two garages containing 725 to 1,115 square feet of combined building area. Comparables #1 and #3 have 1,225 or 1,248 square foot inground swimming pools. The comparables sold in September 2015 or January 2016 for prices ranging from \$2,900,000 to \$4,000,000 or from \$263.68 to \$433.94 per square foot of living area, land included. Based on the above evidence, the appellant requested a reduction in the subject's assessment to \$1,128,634 which equates to a market value of \$3,386,241 or \$440.00 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,244,586. The subject's assessment reflects a market value of approximately \$3,753,275 or \$487.69 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 for the subject and three comparable sales. The dwellings are located from .403 of a mile to 1.026 miles from the subject. The comparables consist of two-story brick single-family dwellings that were built from 1911 to 2006 and range in size from 5,475 to 12,000 square feet of living area. The dwellings each have a basement, two of which have finished area. The homes also feature central air-conditioning and three or six fireplaces. The grid analysis shows that comparables #2 and #3 each have a garage containing 1,254 or 459 square feet of building area and that comparable #1 does not have a garage. According to the listing sheet submitted by the board of review, however, comparable #1 has a garage the size of which was not disclosed. Comparable #1 has "panoramic lake views" according to the grid analysis, while comparables #2 and #3 have 125 or 301 feet of shoreline along Lake Michigan. The comparables sold from December 2014 to August 2017 for prices ranging from \$3,600,000 to \$4,000,000 or from \$312.50 to \$657.53 per square foot of living area, land included. Comparable #3, though built in 1991, was torn down after its December 2014 purchase and replaced with a new home in 2017. 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 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, none of which are particularly similar to the subject, to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to the appellant's comparables which are located 1.80 to 2.37 miles distant from the subject.

The Board finds that the board of review's comparables, while having varying degrees of similarity to the subject, were the best comparables submitted in the record in terms of location, design, and most features, and as each of these homes is located on or in close proximity to Lake Michigan. These comparables sold from December 2014 to August 2017 for prices ranging from \$3,600,000 to \$4,000,000 or from \$312.50 to \$657.53 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$3,753,275 or \$487.69 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. After considering adjustments to the comparables for any differences from the subject such as lot size, age, dwelling size and/or basement finish, 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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