



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

APPELLANT: James Lancaster
DOCKET NO.: 16-03677.001-R-2
PARCEL NO.: 12-29-401-033

The parties of record before the Property Tax Appeal Board are James Lancaster, 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: \$236,803
IMPR.: \$171,183
TOTAL: \$407,986

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 stucco-exterior single-family dwelling that is part 1-story, part 1½-story and part 2-story. The home was built in 1905 but remodeled in 1998, giving it an effective age of 1958. The home contains 3,631 square feet of living area and features a partial basement with finished area, central air conditioning, and four fireplaces. The subject property has an 825-square foot 1½-story frame coach house. While the first floor is a garage, the second floor contains 500 square feet of finished area and features a bathroom, central air conditioning and a fireplace. The property also has a 708-square foot inground swimming pool.¹ The dwelling is situated on a 44,826 square foot site located in Lake Forest, Shields Township, Lake County.

¹ Some details regarding some features of the subject property have been supplemented by evidence submitted by the board of review.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on four comparable sales of properties located within .54 of a mile from the subject, all of which share the same neighborhood code as the subject. The dwellings were built from 1956 to 1970 and consist of part 1-story and part 2-story or part 1-story and part 1½-story brick or wood-sided single-family dwellings. The houses are situated on sites ranging in size from 40,075 to 89,734 square feet of land area and range in size from 3,252 to 4,704 square feet of living area. Three comparables each have a full or partial basement, one with finished area. One comparable has a concrete slab foundation. The comparables also have central air conditioning, two to four fireplaces, and a garage ranging in size from 420 to 850 square feet of building area. Comparable #4 features a second detached garage with 1,909 square feet of building area. Comparable #3 has an 800-square foot inground swimming pool. The comparables sold from June 2014 to December 2015 for prices ranging from \$1,055,000 to \$1,500,000 or from \$235.28 to \$369.00 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject property's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$407,986. The subject's assessment reflects a market value of approximately \$1,230,356 or \$338.85 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 information on the sales of three comparable properties, two of which were also submitted by the appellant.² Board of review comparable #3 is located .66 of a mile from the subject and has a different neighborhood code than the subject. This comparable is a two-story wood-sided single-family dwelling situated on a site containing 30,525 square feet of land area. The home, which was built in 1929, contains 4,950 square feet of living area and features an unfinished basement, central air conditioning, two fireplaces, and a 504-square foot garage. This comparable sold in May 2014 to for \$1,640,000 or \$331.31 per square foot of living area, including land. The board of review submitted property record cards for the subject and the three comparables, along with listing sheets for each comparable. The listing sheets for board of review comparable #1, which is the same property as appellant's comparable #4, and board of review comparable #3 show that these two dwellings were recently rehabbed. The listing sheet for board of review comparable #2, which is the same property as appellant's comparable #3, states that the property has "gorgeous grounds with a grand pool" and backs to a conservation area.

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

² Board of review's comparables #1 and #2 are the same properties as appellant's comparables #4 and #3, respectively. As details regarding the features of the parties' two common comparables are set forth above, they will not be repeated in the board of review's evidence.

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 five comparable sales to support their respective positions before the Property Tax Appeal Board as two comparables were submitted by both parties. The Board gave less weight to appellant's comparable #4, which is the same property as board of review comparable #1, along with board of review comparable #3 as their sales, which occurred in either May or June 2014, are dated relative to the subject's January 1, 2016 assessment date at issue and are thus less likely to be reflective of the subject's market value.

The Board finds that the remaining three comparables are more similar to the subject in location, design, and age, although each comparable is larger in land area and dwelling size. 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 of living area, land included. The subject's assessment reflects an estimated market value of \$1,230,356 or \$338.85 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. After considering adjustments to the comparables for differences from the subject in features such as age, lot size, and/or dwelling size, the Board finds the subject's assessed value is 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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