



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

APPELLANT: Michael Cook
DOCKET NO.: 16-03798.001-R-1
PARCEL NO.: 10-35-303-006

The parties of record before the Property Tax Appeal Board are Michael Cook, 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: \$38,768
IMPR.: \$193,071
TOTAL: \$231,839

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 with a brick exterior containing 5,583 square feet of living area. The dwelling was constructed in 2006. Features of the home include an unfinished basement, central air conditioning, three fireplaces, four full bathrooms, two half bathrooms and an attached garage with 1,202 square feet of building area. The property also has an in-ground swimming pool. The subject property has a 85,962 square foot site and is located in Mundelein, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two story dwellings that have brick, stone or stucco exteriors ranging in size from 4,493 to 6,049 square feet of living area. The dwellings were built from 1993 to 2004. Each property has a basement with three having finished area, central air conditioning, one to six fireplaces and an attached garage

ranging in size from 682 to 1,286 square feet of building area. These properties have sites ranging in size from 40,075 to 93,247 square feet of land and are located from .62 to 2.13 miles from the subject property. The sales occurred from January 2015 to August 2015 for prices ranging from \$475,000 to \$775,000 or from \$101.80 to \$133.77 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$206,551.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$231,839. The subject's assessment reflects a market value of \$699,153 or \$125.23 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 eight comparable sales improved with seven, 2-story dwellings and one, 1.5-story dwelling with brick or vinyl siding exteriors that range in size from 3,442 to 7,100 square feet of living area. The dwellings were built from 1991 to 2004. Each comparable has a basement with six having finished area, central air conditioning, one to six fireplaces and a garage ranging in size from 720 to 1,286 square feet of building area. Two comparables have swimming pools. The properties have sites ranging in size from 40,160 to 177,652 square feet of land area and are located from approximately .06 to .76 miles from the subject property. The sales occurred from May 2013 to August 2015 for prices ranging from \$500,000 to \$982,500 or from \$128.12 to \$152.37 per square foot of living area, including land. Board of review sales #6 and #7 are the same properties as appellant's sales #4 and #2, respectively. The board of review requested the assessment be sustained.

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 record contains ten sales submitted by the parties to support their respective positions with two common comparables. The Board gives less weight to appellant's sales #1 and #3 due to their more distant location from the subject property relative to the remaining comparables submitted by the parties. The Board gives less weight to board of review comparables #2, #3 and #4 due to their sale dates not being as proximate in time to the assessment date at issue as the remaining sales in this record and the fact that comparable #3 differs from the subject in style. The Board gives less weight to board of review sale #1 due to the dwelling having 38% less above ground living area than the subject property. The Board gives most weight to board of review sales #5 through #8, which includes the two common sales submitted by the appellant. These properties have varying degrees of similarity to the subject property with the primary difference being each has finished basement area, whereas the subject has no finished basement, and three have no swimming pool as does the subject property. Each of these dwellings is

slightly older than the subject home being built from 1993 to 2004. These most similar comparables sold for prices ranging from \$635,000 to \$982,500 or from \$128.12 to \$150.76 per square foot of living area, including land. The subject's assessment reflects a market value of \$699,153 or \$125.23 per square foot of living area, including land, which is within the overall price range but below the range established by the best comparable sales in this record on a square foot basis. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the 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.

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: November 19, 2019



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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