



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

APPELLANT: Kelly Stone
DOCKET NO.: 16-03894.001-R-1
PARCEL NO.: 06-25-106-058

The parties of record before the Property Tax Appeal Board are Kelly Stone, 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: \$9,307
IMPR.: \$47,387
TOTAL: \$56,694

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 vinyl siding and face brick exterior construction with 1,520 square feet of living area. The dwelling was constructed in 1994 with an effective age of 1996. Features of the home include a crawl space foundation, central air conditioning, a fireplace and a 236 square foot garage. The property has a 5,371 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparables located within .10 of a mile of the subject property. The comparables consist of two-story dwellings of vinyl siding and face brick exterior construction ranging in size from 1,520 to 1,608 square feet of living area. The dwellings were constructed in 1993 or 1994 with effective ages of 1996. One comparable has a crawl space foundation and five comparables each have a concrete slab foundation. The comparables feature

central air conditioning and a garage containing 236 or 276 square feet of building area. In addition, four comparables each have a fireplace. The comparables have sites ranging in size from 4,235 to 7,943 square feet of land area. The comparables sold from February 2015 to June 2016 for prices ranging from \$140,000 to \$168,900 or from \$90.44 to \$106.59 per square foot of living area, including land. Based on the comparable sales 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 \$56,694. The subject's assessment reflects a market value of \$170,971 or \$112.48 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 four comparable sales that are located within .18 of a mile of the subject property. Board of review comparable #2 and the appellant's comparable #5 are the same property. The comparables were improved with two-story dwellings of vinyl siding and face brick exterior construction that range in size from 1,520 to 1,608 square feet of living area. The dwellings were constructed from 1993 to 1996 with effective ages of 1996. Two comparables were reported to have a basement with one having finished area, one comparable has a crawl space foundation and one comparable has a concrete slab foundation. The comparables feature central air conditioning and a garage ranging in size from 236 to 400 square feet of building area. In addition, three comparables each have a fireplace. The comparables have sites ranging in size from 4,300 to 7,943 square feet of land area. These properties sold from May 2015 to October 2017 for prices ranging from \$168,900 to \$200,000 or from \$105.04 to \$137.93 per square foot of living area, including land. The board of review also asserted that the subject property sold in May 2017 for a price of \$175,000 or \$115.13 per square foot of living area, including land, which is greater than the 2016 assessment. Based on this 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 no reduction in the subject's assessment is warranted.

The parties submitted nine suggested comparable sales for the Board's consideration, including one common comparable. The Board gave less weight to board of review comparables #3 and #4 due to their superior basement feature and larger garages when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparables which includes the parties' common comparable, along with board of review comparable #1. These comparables are similar to the subject in location, dwelling size, design, effective age and features. The comparables sold from February 2015 to June 2016 for prices ranging from

\$140,000 to \$170,000 or from \$90.44 to \$111.84 per square foot of living area, including land. The subject's assessment reflects a market value of \$170,971 or \$112.48, including land, although slightly higher than the best comparable sales in this record is also supported after considering adjustments to the comparable sales for differences when compared to the subject. The Board finds the subject's unrefuted May 2017 sale for a price of \$175,000 of \$115.13 per square foot of living area, including land, even though it occurred 17 months after the lien date at issue, further supports the 2016 assessment. Based on this record, the Board finds the estimated market value as reflected by the assessment 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: December 23, 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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