



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

APPELLANT: Ronald Wyncott
DOCKET NO.: 17-01619.001-R-1
PARCEL NO.: 07-08-204-002

The parties of record before the Property Tax Appeal Board are Ronald Wyncott, 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: \$73,055
IMPR.: \$211,192
TOTAL: \$284,247

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 2017 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 dwelling with a brick exterior containing 5,266 square feet of living area. The dwelling was built in 2001. Features of the home include a basement that is partially finished, central air conditioning, three fireplaces and an attached garage with 1,112 square feet of building area. The property has a 200,276 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two, 1.5-story dwellings and one, 2-story dwelling with brick or wood siding exteriors that range in size from 4,412 to 5,007 square feet of living area. The dwellings were built in 1987 and 1988. Each home has a basement with finished area, central air conditioning, one or three fireplaces and one or two attached garages with 800 to 1,470 square feet of building area. These properties have

sites ranging in size from 90,943 to 266,924 square feet of land area and are located from .29 to .63 miles from the subject property. The sales occurred from April 2016 to January 2017 for prices ranging from \$430,000 to \$575,000 or from \$97.46 to \$123.34 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$208,863.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$284,247. The subject's assessment reflects a market value of \$857,457 or \$162.83 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Lake County of 33.15% 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 improved with two-story dwellings with brick or dryvit stucco exteriors that range in size from 3,888 to 5,359 square feet of living area. The dwellings were constructed from 1995 to 2006. Each home has a basement with two being partially finished, central air conditioning, one to three fireplaces and an attached garage ranging in size from 702 to 1,135 square feet of building area. The comparables have sites ranging in size from 140,175 to 404,770 square feet of land area and are located in the subject's neighborhood from .189 to .887 miles from the subject property. The sales occurred from June 2014 to June 2018 for prices ranging from \$650,000 to \$1,099,500 or from \$147.67 to \$205.17 per square foot of living area, including land. 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 seven sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable sales due to their older age relative to the subject dwelling, two comparables differed from the subject in style and two were smaller than the subject dwelling. The Board gives less weight to board of review sale #4 due to the dwelling being significantly smaller than the subject dwelling. The Board finds the remaining three comparables submitted by the board of review are similar to the subject dwelling in location, age, size and features. Board of review comparable #2 has a larger site than the subject property, which would require a downward adjustment to its purchase price to make this comparable more equivalent to subject property. The Board further finds that these three comparables sold in 2014, 2015 and 2018, which may require adjustments for time, however, these properties are in the subject's neighborhood and most similar to the subject in age and size. These three comparables sold for prices ranging from \$750,000 to \$1,099,500 or from \$147.67 to \$205.17 per square foot of living area, including land. Board of review sale #2 appears to be most similar to the subject in age, size and features, with the exception of the larger site. This property sold in June 2018 for a price of \$950,000 or \$185.00 per square foot of living area, including land. The subject's assessment reflects a market value of \$857,457 or \$162.83 per square foot of living

area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's 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: April 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Ronald Wyncott, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085