



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

APPELLANT: Tara Wall
DOCKET NO.: 17-01761.001-R-1
PARCEL NO.: 11-15-407-011

The parties of record before the Property Tax Appeal Board are Tara Wall, 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: \$76,244
IMPR.: \$168,584
TOTAL: \$244,828

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 consists of a two-story dwelling of brick exterior construction with 3,845 square feet of living area. The dwelling was constructed in 1986. Features of the home include an unfinished partial basement, central air conditioning, two fireplaces and an 899 square foot garage. The property has a 51,037 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant complete Section IV of the appeal petition disclosing the subject property was purchased on October 23, 2015 for a price of \$675,000, the sale was not between family or related corporations and was sold by a realtor through a multiple listing. A copy of the Multiple Listing Service (MLS) sheet similarly reflects the sale date and purchase price and also indicated the property was on the market for 151 days. A copy of the subject's Listing and Property History

Report was also included in the appellant's submission. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$244,828. The subject's assessment reflects a market value of \$738,546 or \$192.08 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 five comparable sales located within .66 of a mile of the subject property, two of which are located in the same neighborhood code as the subject. The comparables have sites ranging in size from 20,962 to 47,352 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction that range in size from 3,034 to 4,125 square feet of living area. The dwellings were built from 1989 to 1998. Each comparable features an unfinished basement, central air conditioning, one to four fireplaces and a garage ranging in size from 598 to 873 square feet of building area. The sales occurred from February 2015 to August 2017 for prices ranging from \$694,500 to \$887,500 or from \$187.84 to \$237.07 per square foot of living area, including land.

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.

With regard to the appellant's "recent sale" argument, the Board finds that the sale met all the elements of an arm's-length transaction. However, the Board gives little weight to the subject's sale along with board of review comparable sales #1 and #2 due to their sales occurring from March to October 2015 which are dated and less likely to be indicative of the subject's market value as of the January 1, 2017 assessment date. The Board also gives reduced weight to board of review comparable #5 due to its smaller dwelling when compared to the subject.

The Board finds the best evidence of market value in the record to be board of review comparable sales #3 and #4. Although both comparables have smaller sites and are slightly newer dwellings when compared to the subject, they were similar to the subject in location, dwelling size, design and features. These properties also sold proximate in time to the assessment date at issue. The comparables sold in August 2016 and June 2017 for prices of \$875,500 and \$780,000 or \$226.31 and \$189.09 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$738,546 or \$192.08 per square foot of living area, including land, which is supported by the comparable sales in this record. Based on this record, the Board finds the subject's assessment is reflective of market value and 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: May 26, 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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