



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

APPELLANT: Stuart Walker
DOCKET NO.: 17-01928.001-R-1
PARCEL NO.: 12-21-302-043

The parties of record before the Property Tax Appeal Board are Stuart Walker, 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: \$166,206
IMPR.: \$268,184
TOTAL: \$434,390

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 2-story dwelling of wood siding exterior construction with 4,172 square feet of living area. The dwelling was constructed in 1984 but has an effective age of 1990. Features of the home include an unfinished partial basement, central air conditioning, three fireplaces and a 923 square foot garage. The property has a 24,079 square foot site and is located in Lake Bluff, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located from .19 of a mile to 2.05 miles from the subject property.¹ The comparables have sites ranging in size from 13,461 to 170,406 square feet of land area and consist of one, 1.5-story dwelling, one, 1.75-story dwelling

¹ Appellant's comparable sale #3 consists of two parcel numbers which have a combined site size of 83,061 square feet of land area.

and three, 2-story dwellings of brick, stone or wood siding exterior construction that range in size from 3,251 to 4,482 square feet of living area. The dwellings were constructed from 1950 to 2005. Comparables #1 and #4 have effective ages of 1975 and 1980. Each comparable features a basement with four having finished area, central air conditioning, two to four fireplaces and four comparables each has a garage ranging in size from 529 to 1,553 square feet of building area. The comparables sold from March 2016 to May 2017 for prices ranging from \$785,000 to \$1,100,000 or from \$222.95 to \$270.33 per square foot of living area, including land. The appellant provided the Multiple Listing Service (MLS) sheet associated with the 2017 sale of comparable #2. 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 \$434,390. The subject's assessment reflects a market value of \$1,310,377 or \$314.09 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 three comparable sales located within .573 of a mile of the subject property. The comparables have sites ranging in size from 8,276 to 20,938 square feet of land area and are improved with 2-story dwellings of stucco or wood siding exterior construction that range in size from 3,400 to 3,854 square feet of living area. The dwellings were constructed from 1976 to 2006. Each comparable has a basement with two having finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 441 to 671 square feet of building area. These properties sold from January 2016 to March 2017 for prices ranging from \$1,100,000 to \$1,310,000 or from \$323.53 to \$354.34 per square foot of living area, including land, respectively. The board of review provided property record cards of the subject and the comparables. Based on the comparable sales 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 a reduction in the subject's assessment is not warranted.

The parties submitted eight suggested comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject due to differences in location, land area, dwelling size, design and age. However, the Board gave less weight to the comparables submitted by the appellant as they differ from the subject in age, design, land area and/or location. The Board also gave less weight to board of review comparable #2 which is 22 years newer in age when compared to the subject.

The Board finds on this limited record, the best evidence of market value to be the board of review comparable sales #2 and #3. Although these two comparables have varying degrees of similarity when compared to the subject, these homes are similar to the subject in location and design. These comparables sold in August 2016 and March 2017 for prices of \$354.34 and \$323.53 per square foot of living area, including land, respectively. The Board recognizes the subject is superior to these two comparables in both land area and dwelling size. The subject's assessment reflects a market value of \$1,310,377 or \$314.09, including land, which is supported by the comparables in this record. After considering any necessary adjustments to the comparables for differences, such as land area and dwelling size, when compared to the subject, 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: 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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