



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

APPELLANT: Michelle Ryan
DOCKET NO.: 17-02107.001-R-1
PARCEL NO.: 14-09-102-008

The parties of record before the Property Tax Appeal Board are Michelle Ryan, 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: \$63,539
IMPR.: \$336,390
TOTAL: \$399,929

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 6,059 square feet of living area. The dwelling was constructed in 2008. Features of the home include a full walkout-style basement, central air conditioning, three fireplaces and a 1,264 square foot garage. The property has a 125,417 square foot waterfront site and is located in Hawthorn Woods, Ela 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 located from 3.12 to 3.25 miles from the subject. The comparables consist of two-story dwellings of brick exterior construction that range in size from 5,743 to 6,012 square feet of living area. The dwellings were constructed in either 2005 or 2007. Each comparable has a full unfinished basement, central air conditioning, one or four fireplaces and a garage ranging in size from 950 to 1,059 square feet of building area.

The comparables have sites ranging in size from 23,522 to 33,659 square feet of land area. The comparables sold from January to December 2016 for prices ranging from \$906,500 to \$1,150,000 or from \$157.84 to \$191.28 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reduction to \$327,153, reflecting a market value of \$981,557 or \$162.00 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$399,929. The subject's assessment reflects a market value of \$1,206,422 or \$199.11 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 response to the appeal, the board of review submitted a memorandum from the Ela Township Assessor's Office which noted certain features of the subject property and stated the subject dwelling is one of the larger homes in the neighborhood. The assessor also noted that the appellant's comparables were located over three-miles from the subject whereas the board of review comparables are in the subject's neighborhood.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales and a grid analysis of three equity comparables. The Property Tax Appeal Board will not discuss and/or analyze the equity data as it is not responsive to the overvaluation argument of this appeal.

The five comparable sales presented by the board of review are located within .465 of a mile from the subject and each comparable shares with the subject the same neighborhood code assigned by the assessor. The comparables consist of two-story dwellings of brick exterior construction that range in size from 4,124 to 5,833 square feet of living area. The dwellings were constructed from 1989 to 2014. Each comparable has an unfinished basement, with comparable #5 having a walkout basement. Each home has central air conditioning, one to six fireplaces and a garage ranging in size from 734 to 1,802 square feet of building area. The comparables have sites ranging in size from 43,124 to 65,988 square feet of land area; comparables #4 and #5 were described as lakefront parcels. The comparables sold from March 2014 to February 2016 for prices ranging from \$875,000 to \$1,250,000 or from \$163.21 to \$235.21 per square foot of living area, including land.

Based on the foregoing 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 comparable sales for the Board's consideration and to support their respective positions before the Board. The Board gave less weight to the appellant's comparables as each property is located more than three miles from the subject property. Although the comparables provided by the board of review were inferior in dwelling size and site size, with three of the sales being dated, these board of review comparables are most similar to the subject in location, style, age and/or most features. These most similar properties sold for prices ranging from \$875,000 to \$1,250,000 or from \$163.21 to \$235.21 per square foot of living area, including land. The subject's assessment reflects a market value \$1,206,422 or \$199.11 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Property Tax Appeal Board finds the board of review's comparable sales demonstrate the subject property is not overvalued and, based on this evidence, the Board finds no reduction in the subject's assessment is 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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