



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

APPELLANT: Margaret Lyons
DOCKET NO.: 17-02284.001-R-1
PARCEL NO.: 14-32-204-013

The parties of record before the Property Tax Appeal Board are Margaret Lyons, 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: \$43,691
IMPR.: \$152,167
TOTAL: \$195,858

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 frame dwelling containing 3,394 square feet of living area. The dwelling was constructed in 1987 and features an unfinished basement, central air conditioning, a fireplace, and 732-square foot attached garage. The dwelling is situated on a 40,952 square foot lot, and is located in Deer Park, Ela Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on eight comparable sales located from .03 of a mile to 1.12 miles from the subject that all share the same neighborhood code as the subject. The dwellings were built from 1976 to 1990 and consist of 1.5-story or two-story brick or frame single-family dwellings. The houses are situated on sites ranging in size from 32,309 to 51,531 square feet of land area and range in size from 3,099 to 3,673 square feet of living area. According to the grid analysis, the comparables each have an unfinished basement, however, the listing sheets submitted by

appellant for comparables #2, #6 and #8, show those comparables have finished basements and are adjacent to a forest preserve and/or have a water view. The comparables each have central air conditioning, one to three fireplaces, and a garage ranging in size from 414 to 832 square feet of building area. These comparables sold from January 2016 to May 2017 for prices ranging from \$323,000 to \$850,000 or from \$104.23 to \$236.11 per square foot of living area, including land. Based on this evidence, the appellant requested an assessment of \$164,309, reflecting a market value of approximately \$492,927 or \$145.23 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$195,858. The subject's assessment reflects a market value of approximately \$590,824 or \$174.08 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 a grid analysis containing information on six comparable sales, one of which was also submitted by the appellant.¹ The properties are located from .086 to .365 of a mile from the subject and have the same neighborhood code as the subject. The comparables consist of two-story brick or frame single-family dwellings situated on sites containing from 41,653 to 58,275 square feet of land area. Comparable #6 is lake front lot according to the property record cards submitted by the board of review. The homes were built from 1981 to 1990 and range in size from 3,134 to 3,474 square feet of living area. The comparables each have an unfinished basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 693 to 1,001 square feet of building area. Comparable #6 features an inground swimming pool. The comparables sold from December 2016 to August 2018 for prices ranging from \$555,000 to \$732,500 or from \$175.59 to \$224.69 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 a total of thirteen comparable sales to support their respective positions before the Property Tax Appeal Board, as appellant's comparable #7 is the same property as board of review comparable #1. The Board gave less weight to appellant's comparables #1, #2, #4, #6 and #8 as comparables #1 #2, #6 and #8 differ from the subject in style and/or basement finish, comparable #4 is located over a mile distant from the subject, and comparables #2, #6 and #8 are forest preserve adjacent or waterfront lots, all dissimilar to the subject. The Board gave less weight to board of review comparables #2, #3 and #5 as comparable #3 is a lakefront

¹ Although the grid analysis submitted by the board of review has seven comparables, #4 and #5 are the same property.

property, comparable #2 has a brick exterior and larger lot, superior to the subject, and comparable #6 has an inground swimming pool, dissimilar when compared to the subject.

The Board finds that appellant's comparables #3, #5 and #7, board of review comparables #4 and #7, and the parties' common comparable were the best comparables submitted in the record in terms of location, design, age, size and most features. These comparables sold from November 2016 to August 2017 for prices ranging from \$516,300 to \$610,000 or from \$142.15 to \$177.09 per square of living area, land included. The subject's assessment reflects an estimated market value of \$590,824 or \$174.08 per square foot of living area, land included, which falls within the range established by the best comparable sales submitted for the Board's consideration. After considering adjustments to the comparables for any differences from the subject, the Board finds the subject's assessed value appears to be 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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