



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

APPELLANT: James Furlong
DOCKET NO.: 17-02316.001-R-1
PARCEL NO.: 14-20-107-004

The parties of record before the Property Tax Appeal Board are James Furlong, 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: \$20,541
IMPR.: \$106,527
TOTAL: \$127,068

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 2,692 square feet of living area. The dwelling was constructed in 1962. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 480 square foot garage. The property has a 9,627 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located from .70 of a mile to 1.15 miles from the subject property, none of which are in the subject's neighborhood. The comparables have sites ranging in size from 8,446 to 10,942 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,408 to 2,637 square feet of living area. The dwellings were constructed from 1976 to

1979. The comparables each feature an unfinished basement, central air conditioning, one or three fireplaces and a garage ranging in size from 456 to 504 square feet of building area. The comparables sold from May to December 2016 for prices ranging from \$295,000 to \$350,000 or from \$122.51 to \$138.23 per square foot of living area, including land. The appellant's submission also included the Multiple Listing Service (MLS) sheet associated with the sale of comparable #2. Based on this 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 \$127,068. The subject's assessment reflects a market value of \$383,312 or \$142.39 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 six comparable sales located within .974 of a mile of the subject property, two of which are located in the same neighborhood as the subject. Board of review comparable #3 was also utilized by the appellant as comparable #2. The comparables have sites ranging in size from 8,033 to 29,621 square feet of land area. The comparables consist of two-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 2,418 to 2,748 square feet of living area. The dwellings were constructed from 1949 to 1977. Two comparables have concrete slab foundations and four comparables have unfinished basements. Each comparable features central air conditioning, five comparables have one or two fireplaces and each comparable has a garage ranging in size from 462 to 644 square feet of building area. The comparables sold from May 2016 to October 2018 for prices ranging from \$330,000 to \$650,000 or from \$131.78 to \$236.54 per square foot of living area, including land. The board of review provided property record cards for the subject and each of its comparables. Based on this 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 nine suggested comparables sales for the Board's consideration with one comparable being utilized by both parties. The Board gave less weight to board of review comparable #2 due to its significantly larger site when compared to the subject. The Board finds board of review comparables #4 through #6 have sale dates occurring in 2018 which are less proximate in time to the assessment date at issue, thus less likely to be indicative of the subject's market value as of January 1, 2017.

The Board finds the best evidence of market value to be the five remaining comparable sales submitted by the parties, although four are located outside of the subject's neighborhood and are

slightly newer dwellings when compared to the subject. Most weight was given to board of review comparable #1 as it is the only comparable located in the subject's neighborhood and is more similar in age, although it has a larger site when compared to the subject. Each comparable is similar to the subject in dwelling size, design and features. They sold from May 2016 to May 2017 for prices ranging from \$295,000 to \$455,000 or from \$122.51 to \$171.83 per square foot of living area, including land. The subject's assessment reflects a market value of \$383,312 or \$142.39 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparable sales for differences 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. Based on this record, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and 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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