



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

APPELLANT: Susan Winstead
DOCKET NO.: 17-02328.001-R-1
PARCEL NO.: 16-32-214-017

The parties of record before the Property Tax Appeal Board are Susan Winstead, 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: \$51,011
IMPR.: \$69,973
TOTAL: \$120,984

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 split-level dwelling of brick exterior construction with 1,212 square feet of above-grade living area. The dwelling was constructed in 1957. Features of the home include a 594 square foot finished lower level, central air conditioning, a fireplace and a 308 square foot garage.¹ The property is located in Deerfield, West Deerfield 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 in the same neighborhood as the subject property. The comparables consist of split-level dwellings of brick or wood siding exterior construction ranging in size from 1,181 to 1,608 square feet of above-grade living area.

¹ The board of review's grid analysis was devoid of some pertinent descriptive data for the subject and the board of review comparables. Additional details were drawn from the property record cards provided by the board of review.

The dwellings were constructed from 1957 to 1960. Each comparable features a finished lower level ranging in size from 480 to 555 square feet, central air conditioning and a garage ranging in size from 308 to 440 square feet of building area. The comparables sold from May 2016 to June 2017 for prices ranging from \$321,750 to \$400,000 or from \$214.55 to \$272.44 per square foot of above-grade living area, including land. 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 \$120,984. The subject's assessment reflects a market value of \$364,959 or \$301.12 per square foot of above-grade 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 four comparable sales located within .342 of a mile of the subject, three of which are located in the same neighborhood as the subject property. The board of review provided property record cards for the subject and each comparable. The comparables consist of split-level dwellings of brick or wood siding exterior construction ranging in size from 1,072 to 1,216 square feet of above-grade living area. The dwellings were constructed in either 1958 or 1968. Each comparable features a finished lower level ranging in size from 448 to 598 square feet and central air conditioning. In addition, one comparable has a fireplace, one comparable has a 260 square foot car port and three comparables each have a garage ranging in size from 312 to 528 square feet of building area. The comparables sold from September 2015 to June 2018 for prices ranging from \$366,000 to \$425,888 or from \$300.99 to \$397.28 per square foot of above-grade living area, including land. 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 seven suggested comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 due to their larger dwelling sizes when compared to the subject. The Board finds board of review comparables #1 and #3 have sales that occurred in 2015 and 2018, which are less proximate in time to the assessment date at issue and, therefore, 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 appellant's comparable sale #3, along with comparable sales #2 and #4 submitted by the board of review. These three comparables are similar to the subject in location, dwelling size, design, age and features. The comparables sold from April to July 2017 for prices ranging from \$321,750 to \$425,888 or from

\$272.44 to \$397.28 per square foot of above-grade living area, including land. The subject's assessment reflects a market value of \$364,959 or \$301.12 per square foot of above-grade 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: April 21, 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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APPELLANT

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