



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

APPELLANT: Stephen Marrin
DOCKET NO.: 17-02344.001-R-1
PARCEL NO.: 14-34-204-010

The parties of record before the Property Tax Appeal Board are Stephen Marrin, 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: \$48,091
IMPR.: \$281,153
TOTAL: \$329,244

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 5,668 square feet of living area. The dwelling was constructed in 1990. Features of the home include a full basement with finished area, central air conditioning, two fireplaces and two attached garages containing 391 and 966 square feet of building area. The property has a 31,751 square foot lake front site and is located in Kildeer, Ela Township, Lake County.¹

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparable sales located from .59 of a mile to 1.85 miles from the subject property. The comparables have sites ranging in size from 20,646 to 60,880 square feet of land area. The comparables consist of one, two and one-half-story dwelling; two,

¹ The board of review provided the property record card describing the subject dwelling as being located on a lake front site with 2,317 square feet of finished basement area.

one and one-half-story dwellings; and three, two-story dwellings of brick or wood siding exterior construction ranging in size from 4,578 to 6,641 square feet of living area. The dwellings were constructed from 1984 to 2000. Comparable #3 has an effective age of 1992. Each comparable features an unfinished basement, central air conditioning, two or three fireplaces and a garage ranging in size from 682 to 1,026 square feet of building area. The comparables sold from January 2015 to September 2016 for prices ranging from \$550,000 to \$820,000 or from \$82.82 to \$164.92 per square foot of 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 \$329,244. The subject's assessment reflects a market value of \$993,195 or \$175.23 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 from 1.38 to 1.75 miles from the subject property. The comparables have sites ranging in size from 23,087 to 76,291 square feet of land area with one comparable having lake frontage.² The comparables were improved with two-story dwellings of brick exterior construction ranging in size from 4,992 to 5,433 square feet of living area. The dwellings were constructed from 2001 to 2006. Each comparable features an unfinished basement, central air conditioning, two or three fireplaces and a garage ranging in size from 971 to 1,224 square feet of building area. The comparables sold from May 2016 to March 2017 for prices ranging from \$950,688 to \$1,189,000 or from \$174.98 to \$238.18 per square foot of 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 no reduction in the subject's assessment is warranted.

The parties submitted nine 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 significant differences to the subject in location, dwelling size, age, features and/or sale dates. The Board gave less weight to appellant's comparables #1, #4 and #5 as their sales in 2015 are dated and less likely to be indicative of the subject's market value as of the January 1, 2017 assessment date. The Board also gave less weight to appellant's comparables #2 and #3 which differ from the subject in dwelling size.

² The board of review provided property record cards of each of the comparables. Board of review comparable #1 was described as having lake frontage.

The Board finds the best evidence of market value to be the appellant's comparable #6, along with the comparables submitted by the board of review. Although only one comparable has lake frontage like the subject and none of the comparables feature finished basements which differs from the subject, these homes sold more proximate in time to the assessment date at issue and are more similar to the subject in dwelling size and design. These comparables sold from May 2016 to March 2017 for prices ranging from \$720,000 to \$1,189,000 or from \$135.29 to \$238.18 per square foot of living area, including land with most weight given to board of review comparable #1 with its lake front site like the subject. The subject's assessment reflects a market value of \$993,195 or \$175.23 per square foot of living area, including land, which falls within the range established by the more similar comparable sales in the record. After considering adjustments to the comparable sales for location and differences, when compared to the subject, 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



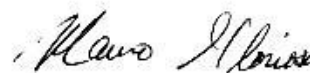
Member

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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