



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

APPELLANT: Joel Potter
DOCKET NO.: 17-02451.001-R-1
PARCEL NO.: 13-11-200-130

The parties of record before the Property Tax Appeal Board are Joel Potter, 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: \$4,125
IMPR.: \$103,942
TOTAL: \$108,067

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 one-story dwelling of wood siding exterior construction with 1,571 square feet of living area. The dwelling was constructed in 1977. Features of the home include a partial basement with finished area, central air conditioning, two fireplaces and a 484 square foot attached garage. The subject has a condition rating of very good as assigned by the township assessor. The property has a 1,571 square foot site and is located in Lake Barrington, Cuba 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 within 0.97 of a mile from the subject property. The comparables have sites that range in size from 1,540 to 1,596 of land area and are improved with one-story dwellings of wood siding exterior construction that range in size from 1,540 to 1,596 square feet of living area. The homes were built in 1976 or 1986. Two

of the comparables have basements with finished area and one comparable has a concrete slab foundation. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 231 to 484 square feet of building area. Each of the comparables has a condition rating of average as assigned by the township assessor. The comparables sold from June to September 2016 for prices ranging from \$180,000 to \$275,000 or from \$112.78 to \$178.57 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$89,015.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$108,067. The subject's assessment reflects a market value of \$325,994 or \$207.51 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 within approximately 0.48 of a mile from the subject property. The comparables have sites that have 1,523 or 1,571 square feet of land area and are improved with one-story dwellings of wood siding exterior construction that have 1,523 or 1,571 square feet of living area. The homes were built in 1976 or 1978. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage with 484 square feet of building area. Condition ratings for the comparables are good or very good as assigned by the township assessor. The comparables sold in November 2015 or April 2017 for prices ranging from \$380,000 to \$417,132 or from \$249.51 to \$265.52 per square foot of living area, land included.

Notes in the subject's property record card state that the subject was "totally updated" and listed for sale in June 2015 with a list price of \$375,000. Based on this evidence the board of review requested the subject's assessment be confirmed.

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 this burden of proof was not met and a reduction in the subject's assessment is not warranted.

The parties submitted six comparables for the Board's consideration. The Board gave little weight to the appellant's comparables which have average condition ratings compared to the subject's very good condition rating. Additionally, comparables #1 and #2 are newer construction and comparable #1 has a concrete slab foundation compared to the subject's finished basement. The Board gave reduced weight to the board of review comparable #3 due to its 2015 sales date which is less proximate in time to the January 1, 2017 assessment date but is supportive of the subject's assessment. The Board finds the best evidence of market value to be board of review comparables #1 and #2 which are more similar in age, size, location, condition, finished basement and most features when compared to the subject. These most similar

comparables sold in April 2017 for prices of \$399,000 and \$417,132 or for \$261.98 and \$265.52 per square foot of living area, including land. The subject's assessment reflects a market value of \$325,994 or \$207.51 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences with the subject, the Board finds a reduction in the subject's assessment is not 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: August 18, 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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