



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

APPELLANT: Laura Sherwood
DOCKET NO.: 17-02673.001-R-1
PARCEL NO.: 06-04-204-008

The parties of record before the Property Tax Appeal Board are Laura Sherwood, 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: \$11,826
IMPR.: \$54,741
TOTAL: \$66,567

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 is improved with a tri-level style single-family dwelling with wood siding containing 1,428 square feet of above ground living area. The dwelling was built in 1984. Features of the home include an unfinished basement, a 570 square foot lower level with 456 square feet of finished area, central air conditioning, one fireplace and an attached two-car garage with 484 square feet of building area. The property has a 10,567 square foot site and is located in Lake Villa, Lake Villa 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 improved with two split-level dwellings and two tri-level dwellings with wood siding exteriors ranging in size from 1,152 to 1,538 square feet of above ground living area. The dwellings were built from 1979 and 1993. The two tri-level dwellings have unfinished basements. Each comparable has a lower level

ranging in size from 576 to 1,248 square feet with finished area ranging in size from 461 to 998 square feet, central air conditioning and an attached garage with either 440 or 572 square feet of building area. Three comparables each have one fireplace. These properties have sites ranging in size from 10,330 to 11,743 square feet of land area and are located from .05 to .98 miles from the subject property. The sales occurred from January to May 2016 for prices ranging from \$168,000 to \$221,000 or from \$138.27 to \$145.83 per square foot of above ground living area, land included. The appellant requested the subject's assessment be reduced to \$61,041.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$66,567. The subject's assessment reflects a market value of \$200,805 or \$140.62 per square foot of above ground 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 comparables with comparables #2 and #3 being the same properties as appellant's comparables #3 and #1, respectively. Board of review comparable #1 is improved with a tri-level dwelling with wood siding containing 1,084 square feet of above ground living area. The dwelling was built in 1984. Features of the property include a 576 square foot lower level with 416 square feet of finished area and a detached garage with 528 square feet. This property has a 19,449 square foot site and is located .145 miles from the subject property. The sale occurred in October 2016 for a price of \$187,000 or from \$172.51 per square foot of above ground living area, including land.

The board of review requested confirmation of the 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 record contains five comparable sales that were relatively similar to the subject property in style, age, size and features. These properties sold in 2016 for prices ranging from \$168,000 to \$221,000 or from \$138.27 to \$172.51 per square foot of living area, including land. The two common comparables had prices of \$168,000 and \$198,000 or \$145.83 and \$138.27 per square foot of living area, including land respectively. The subject's assessment reflects a market value of \$200,805 or \$140.62 per square foot of living area, including land, which is within the range established by the comparable sales in this record, and well supported by the two common comparable sales, demonstrating the subject property is not overvalued. Based on this evidence 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: June 16, 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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