



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

APPELLANT: Ryan, Lauren, Dennis Miles  
DOCKET NO.: 18-00224.001-R-1  
PARCEL NO.: 02-27-405-019

The parties of record before the Property Tax Appeal Board are Ryan, Lauren, Dennis Miles, the appellants; 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:** \$26,978  
**IMPR.:** \$98,009  
**TOTAL:** \$124,987

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 2018 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 wood siding exterior construction with 3,462 square feet of living area. The dwelling was constructed in 2006. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 690 square foot garage. The property has a 14,819 square foot site and is located in Lindenhurst, Lake Villa Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on six comparable sales located within 0.21 of a mile from the subject property. The comparables have sites that range in size from 11,996 to 15,481 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,717 to 3,482 square feet of living area. The homes were built from 2005 to 2007. Each comparable has a basement, one with finished area, central air conditioning and a garage ranging in size from 660 to 792 square feet of building area. Five of the

comparables each have one fireplace. The comparables sold from February 2009 to July 2017 for prices ranging from \$337,500 to \$385,000 or from \$96.93 to \$132.50 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's assessment be reduced to \$111,415.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,987. The subject's assessment reflects a market value of \$377,833 or \$109.14 per square foot of living area, land included, when using the 2018 three year average median level of assessment for Lake County of 33.08% 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 approximately 0.23 of a mile from the subject property. Board of review comparable #2 is the same property as the appellants' comparable #1. The comparables have sites that range in size from 12,005 to 13,521 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 3,237 to 3,462 square feet of living area. The homes were built from 2006 to 2009. Each comparable has a basement, three with finished area, central air conditioning and a garage with either 690 or 792 square feet of building area. Two of the comparables each have one fireplace. The comparables sold from May 2016 to August 2017 for prices ranging from \$372,500 to \$434,900 or from \$108.32 to \$125.62 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains nine comparables for the Board's consideration as one of the comparables was common to both parties. The Board gave less weight to the appellants' comparable #5 which sold 2009 and is dated and less likely to be indicative of fair market value as of the subject's January 1, 2018 assessment date. The Board gave less weight to the appellants' comparable #4 and board of review comparables #1, #3 and #4 each of which has a finished basement dissimilar to the subject's unfinished basement.

The Board finds the best evidence of market value to be appellants' comparables #1, #2, #3 and #6, which includes the common comparable. These four comparables are more similar to the subject in terms of location, age, design, dwelling size, unfinished basement and features. They sold from June 2016 to July 2017 for prices ranging from \$337,500 to \$375,000 or from \$96.93 to \$116.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$377,833 or \$109.14 per square foot of living area, including land, which falls just above the range of sale prices and within the price per square foot range established by the best comparable sales in this record and appears to be justified as the subject's site size is larger

than each of these best comparables. After considering adjustments to the comparables for differences with the subject, the Board finds a preponderance of the evidence does not support a reduction in the subject's assessment.

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:

November 17, 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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COUNTY

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