



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

APPELLANT: Catherine McKechney
DOCKET NO.: 18-00315.001-R-1
PARCEL NO.: 12-21-214-020

The parties of record before the Property Tax Appeal Board are Catherine McKechney, 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: \$135,031
IMPR.: \$239,006
TOTAL: \$374,037

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 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 and one-half-story dwelling of wood siding exterior construction with 4,888 square feet of living area. The dwelling was constructed in 1905. Features of the home include an unfinished basement and two fireplaces. The property has a 10,241 square foot site and is located in Lake Bluff, Shields Township, Lake County.

In support of this argument, the appellant submitted information on four comparable sales located from 1.05 to 1.39 miles from the subject property. The comparables have sites ranging in size from 21,107 to 182,347 square feet of land area. The comparables consist of one-story or two-story dwellings of brick or wood siding exterior construction ranging in size from 4,318 to 4,765 square feet of living area. The dwellings were constructed from 1969 to 1988. Each comparable features a basement with three having finished area, central air conditioning, one to three fireplaces and a garage that ranges in size from 704 to 792 square feet of building area.

The comparables sold from December 2016 to October 2017 for prices ranging from \$785,000 to \$1,075,000 or from \$164.74 to \$239.96 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$309,542 reflecting a market value of approximately \$928,719 using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$374,037. The subject's assessment reflects a market value of \$1,130,704 or \$231.32 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 a grid analysis, a location map and property record cards on four comparable sales located within .379 of a mile from subject property and within the subject's neighborhood. The comparables have sites ranging in size from 12,500 to 19,966 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 3,394 to 4,072 square feet of living area. The dwellings were constructed from 1890 to 1925. Each comparable features a basement with one having finished area, central air conditioning, one to three fireplaces and a garage that ranges in size from 500 to 616 square feet of building area. The properties sold from April 2016 to June 2018 for prices ranging from \$949,500 to \$1,200,000 or from \$250.92 to \$353.57 per square foot of living area, including land. The board of review also provided a location map of the appellant's comparables. Based on this evidence, the board of review requested the subject's assessment be sustained.

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 ten suggested comparable sales for the Board's consideration. The Board finds none of the comparables were particularly similar to the subject due to significant differences in location, site size, dwelling size, age, features and/or date of sale. The Board gave less weight to the comparables submitted by the appellant which differ from the subject in site size, design, age and/or distant locations from the subject being greater than 1 mile away. The Board finds board of review comparable #4 sold in April 2016 which is dated and less likely to be indicative of the subject's market value as of the January 1, 2018 assessment date.

The Board finds the best evidence of market value to be board of review comparables #1, #2 and #3. These three comparables are more similar to the subject in location, site size, design and age. Each comparable has an inferior dwelling size when compared to the subject, but have superior features such as central air conditioning and a garage, unlike the subject. The comparables sold in May 2017 and June 2018 for prices ranging from \$949,500 to \$1,200,000 or from \$250.92 to

\$353.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,130,704 or \$231.32 per square foot of living area, including land, which falls above the overall value range established by the best comparable sales in the record but below the range on a square foot basis. The subject's higher overall value appears to be well justified given its larger dwelling size. After considering adjustments to the comparable sales for differences in dwelling size and features when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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: October 20, 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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