



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

APPELLANT: Cheryl Sullivan
DOCKET NO.: 18-00366.001-R-2
PARCEL NO.: 12-28-406-002

The parties of record before the Property Tax Appeal Board are Cheryl Sullivan, 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: \$315,003
IMPR.: \$418,513
TOTAL: \$733,516

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 2-story dwelling of wood siding exterior construction with 7,400 square feet of living area. The dwelling was constructed in 1901. Features of the home include a basement with finished area, central air conditioning, four fireplaces and a 952 square foot garage. The property has a 46,173 square foot site and is located in Lake Forest, Shields 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 outside of the subject's neighborhood and from 0.70 of a mile to 0.89 of a mile from the subject property. The comparables have sites ranging in size from 38,240 to 201,518 square feet of land area. The comparables were improved with one, 2-story dwelling, one, 2.25-story dwelling and one, 2.5-story dwelling of brick or stucco exterior construction that ranged in size from 6,941 to 8,612

square feet of living area. The dwellings were constructed from 1903 to 1928.¹ Each comparable has a basement, with two comparables having finished area, central air conditioning, four to eight fireplaces and a detached or attached garage ranging in size from 480 to 1,064 square feet of building area. The comparables sold from September 2016 to December 2017 for prices ranging from \$1,375,000 to \$2,634,615 or from \$198.10 to \$340.30 per square foot of living area, land included. Based on this evidence, the appellant requested that the assessment be reduced to \$591,941.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$733,516. The subject's assessment reflects a market value of \$2,217,400 or \$299.65 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 property record cards and information on four comparable sales. Three comparables are located in the subject's neighborhood. The comparables are located from .166 of a mile to .746 of a mile from the subject property. One comparable was also utilized by the appellant. The comparables have sites ranging in size from 40,204 to 81,893 square feet of land area. The comparables were improved with one, 1.75-story dwelling and three, 2-story dwellings of stucco or wood siding exterior construction that ranged in size from 5,422 to 7,742 square feet of living area. The dwellings were built from 1903 to 1928. Each comparable has a basement with two comparables having finished area, central air conditioning, five or eight fireplaces and three comparables have a garage ranging in size from 480 to 748 square feet of building area. The comparables sold from September 2016 to May 2017 for prices ranging from \$1,880,000 to \$2,800,000 or from \$333.81 to \$371.55 per square foot of living area, land included. Based on this evidence, the board of review requested that the 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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted six comparable sales for the Board's consideration. The appellant's comparable #3 is the same property as board of review comparable #1. The Board gave little weight to the appellant's comparables #1, #2 and #3/board of review #1 as these comparables are located outside of the subject property's neighborhood. Furthermore, the Board gave less weight to the appellant's comparable #3/board of review #1 along with board of review comparable #4 as these properties sold in September and November 2016, which are dated and less likely to be indicative of fair market value as of the January 1, 2018 assessment date.

¹ Appellant's comparable #2 has an effective age of 1938.

The Board finds the best evidence of market value to be the board of review's comparable #2 and #3. These comparables have varying degrees of similarity when compared to the subject in location, site size, age, and features. These most similar comparables sold for prices of \$1,880,000 and \$2,100,000 or \$333.81 and \$346.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,217,400 or \$299.65 per square foot of living area, including land, which falls above the comparables on a total market value basis and below the range on a price per-square-foot basis, which is justified as the subject property is superior to the comparables in dwelling size, basement size, finished basement area and garage size. Based on this record, the Board finds no reduction in the subject's assessment is warranted.

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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