



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

APPELLANT: Ted Funn
DOCKET NO.: 18-00417.001-R-1
PARCEL NO.: 09-21-302-043

The parties of record before the Property Tax Appeal Board are Ted Funn, 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: \$19,173
IMPR.: \$43,341
TOTAL: \$62,514

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 two parcels improved with a 1.5-story dwelling of vinyl siding exterior construction with 1,457 square feet of living area. The dwelling was constructed in 1941 and has an effective age of 1977 due to remodeling and an addition.¹ Features of the home include a walk-out basement with finished area, central air conditioning and a 592 square foot garage. The property has a 9,509 square foot lakefront site and is located in Island Lake, Wauconda Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located within .47 of a mile from the subject property. The comparables

¹ The subject's property record card submitted by the board of review indicates permits were issued from 2009 to 2011 for remodeling and a 2nd story addition.

have lakefront sites ranging in size from 6,534² to 12,194 square feet of land area and are improved with 1.5 and 2-story dwellings of vinyl siding exterior construction that were constructed from 1943 to 2008. Comparable #2 has an effective age of 1965. The dwellings range in size from 1,402 to 1,737 square feet of living area. One comparable has an unfinished basement. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 440 to 525 square feet of building area. The comparables sold in January 2016 and March 2017 for prices ranging from \$135,000 to \$208,500 or from \$87.11 to \$120.03 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$62,514. The subject's assessment reflects an estimated market value of \$188,978 or \$129.70 per square foot of living area, including land, when applying the 2018 three-year average median level of assessment for Lake County of 33.08%.

In support of the subject's assessment, the board of review submitted information on three comparable sales located within .494 of a mile from the subject.³ The comparables have lakefront sites ranging in size from 6,780 to 12,194 of square feet of land area and are improved with 1.5-story dwellings of vinyl or wood siding exterior construction that were built from 1938 to 1954. Comparables #1, #2 and 4 have effective ages of 1950, 1970 and 1965, respectively. The dwellings range in size from 1,113 to 1,767 square feet of living area. Two comparables have unfinished basements. Three comparables have central air conditioning. Two comparables each have a fireplace and each comparable has a garage ranging in size from 396 to 528 square feet of building area. The comparables sold from July 2016 to September 2018 for prices ranging from \$124,000 to \$245,000 or from \$96.29 to \$140.89 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's 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 parties submitted six comparable sales of lake front properties to support their respective positions which includes the parties' common comparable. The Board gave less weight to the appellant's comparables which includes the parties' common comparable and board of review comparable #1 as they sold less proximate in time to the January 1, 2018 assessment date as the other sales in the record and/or they lack a basement unlike the subject.

² The appellant's grid analysis depicted comparable #3 sold with three parcels that contained a total of 6,534 square feet of land area.

³ Board of review comparable sale #4 and appellant's comparable sale #2 are the same property.

The Board gave more weight to the board of review comparables #2 and #3 as they are more similar to the subject in location, dwelling size, design, age and features. The comparables sold in July 2016 and September 2018 for prices of \$225,000 and \$245,000 or \$140.89 and \$138.65 per square foot of living area, including land, respectively. The subject's assessment reflects an estimated market value of \$188,978 or \$129.70 per square foot of living area, including land, which falls below the two best comparables in the record on overall value and a square foot basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and therefore, 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: September 15, 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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