



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

APPELLANT: Thomas and Mary Furlong  
DOCKET NO.: 18-00419.001-R-1  
PARCEL NO.: 09-24-304-050

The parties of record before the Property Tax Appeal Board are Thomas and Mary Furlong, the appellants, 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:** \$31,439  
**IMPR.:** \$174,460  
**TOTAL:** \$205,899

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 cement fiber siding exterior construction with 4,621 square feet of living area. The dwelling was constructed in 2008. Features of the home include a walk-out basement with finished area, central air conditioning, two fireplaces and an 867 square foot garage. The property has a 10,891 square foot channel front site and is located in Wauconda, Wauconda Township, Lake County.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on three comparable sales located from 1.07 to 2.59 miles from the subject property. The comparables are situated on waterfront sites ranging in size from 11,979 to 47,482 square feet of land area and are improved with two-story dwellings of vinyl or wood siding exterior construction that were constructed in 1967 and 2003. Comparable #2 has an effective age of

1997. The dwellings range in size from 2,894 to 3,716 square feet of living area. The comparables have basements, two are walk-out and one has finished area. Each comparable has central air conditioning and a garage ranging in size from 588 to 720 square feet of building area. Two comparables each have one or two fireplaces. The comparables sold from December 2016 to January 2018 for prices ranging from \$280,000 to \$370,000 or from \$91.30 to \$99.57 per square foot of living area, including land. Based on this evidence, the appellants 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 \$205,899. The subject's assessment reflects an estimated market value of \$622,427 or \$134.70 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 .90 of a mile from the subject. Comparable #1 is located across the street from the subject and comparables #2 and #3 are located on the lake. The comparables have sites ranging in size from 11,326 to 13,502 of square feet of land area and are improved with 1.5 story and 2-story dwellings of wood siding, vinyl siding or brick veneer exterior construction that were built in 2003 or 2007. The dwellings range in size from 3,492 to 4,676 square feet of living area. Comparables #1 and #2 have crawl space foundations. Comparable3 has a walk-out basement with finished area. Each comparable has central air conditioning and a garage ranging in size from 559 to 852 square feet of building area. Two comparables each have one or two fireplaces. The board of review also submitted a map depicting the locations of the comparables in relation to the subject. The comparables sold from October 2015 to November 2017 for prices ranging from \$422,500 to \$745,000 or from \$120.99 to \$192.23 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 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 parties submitted six comparable sales to support their respective positions, none of which are truly similar to the subject due to differences in land size, age, dwelling size and/or dated sales. Nevertheless, the Board gave less weight to the appellants' comparable #2 due to its significantly larger land size, smaller dwelling size and older dwelling when compared to the subject. The Board also gave less weight to the board of review comparables #1 and #3 due to their sales occurring in September 2016 and October 2015 which are dated and less likely to be indicative of market value as of the January 1, 2018 assessment date.

The Board gave more weight to the appellants' comparables #1 and #3 along with board of review comparable #2 as they sold most proximate in time to the assessment date at issue and

were similar to the subject in location, design, age and some features. However, each comparable has a smaller dwelling size, one comparable has no basement and two comparables have inferior unfinished basements when compared to the subject which require upward adjustments. The comparables sold from November 2017 to January 2018 for prices ranging from \$322,000 to \$699,900 or \$91.30 to \$192.23 per square foot of living area, including land, respectively. The subject's assessment reflects an estimated market value of \$622,427 or \$134.70 per square foot of living area, including land, which falls within the range established by the most recent comparable sales in the record. 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: 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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COUNTY

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