



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

APPELLANT: James Dempsey  
DOCKET NO.: 18-02479.001-R-1  
PARCEL NO.: 15-24-306-002

The parties of record before the Property Tax Appeal Board are James Dempsey, 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:** \$71,477  
**IMPR.:** \$183,351  
**TOTAL:** \$254,828

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 2.0-story dwelling of brick exterior construction with 4,024 square feet of living area. The dwelling was constructed in 1973. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 462 square foot garage. The property has a 20,038 square foot site and is located in Lincolnshire, Vernon 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 within 0.21 of a mile from the subject property. The comparables have sites that have 20,038 or 21,780 square feet of land area and are improved with 1.5-story dwellings of brick or wood siding exterior construction that range in size from 3,022 to 3,465 square foot of living area. The homes were built from 1972 to 1976. Each comparable has a basement, two with finished area, central air conditioning, one or

two fireplaces and a garage with either 456 or 552 square feet of building area. The comparables sold from July 2017 to April 2018 for prices ranging from \$505,000 to \$615,000 or from \$167.11 to \$177.49 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$217,274.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$254,828. The subject's assessment reflects a market value of \$770,339 or \$191.44 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 three comparable sales located within approximately 0.21 of a mile from the subject property. The comparables have sites that range in size from 13,939 to 44,575 square feet of land area and are improved with 2.0-story dwellings of brick or wood siding exterior construction that range in size from 3,314 to 3,545 square feet of living area. The homes were built in 1976 or 1990. Each comparable has a basement, two with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 529 to 644 square feet of building area. The comparables sold from January 2017 to April 2019 for prices ranging from \$690,000 to \$787,500 or from \$194.64 to \$224.42 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 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 comparables for the Board's consideration. The Board finds that neither party submitted comparables that are particularly similar to the subject due to differences in dwelling size, lot size age, date of sale and/or other features. The Board finds the six comparables sold from January 2017 to April 2019 for prices ranging from \$505,000 to \$787,500 or from \$167.11 to \$224.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$770,339 or \$191.44 per square foot of living area, including land, which falls within the range established by the comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds 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: January 19, 2021



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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