



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

APPELLANT: Matthew Siegel  
DOCKET NO.: 19-02919.001-R-1  
PARCEL NO.: 11-17-400-011

The parties of record before the Property Tax Appeal Board are Matthew Siegel, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich, and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***a reduction*** 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:** \$102,111  
**IMPR.:** \$197,889  
**TOTAL:** \$300,000

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 2019 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 is improved with a two-story dwelling of frame and brick construction with 4,493 square feet of living area. The dwelling was built in 1987. Features of the home include an unfinished basement, central air conditioning, three fireplaces, and an attached garage with 893 square feet of building area. The property has a 22,254 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings of frame or frame and brick exterior construction ranging in size from 3,755 to 5,050 square feet of living area. The homes were built from 1987 to 1994. Each home has an unfinished basement, central air conditioning, one to four fireplaces and an attached garage ranging in size from 518 to 1,060 square feet of building area. Comparable #1 has 1,495 square feet of finished attic area

and an in-ground swimming pool. These properties are located within .92 miles of the subject property with sites ranging in size from 11,226 to 29,816 square feet of land area. The sales occurred from January 2018 to September 2019 for prices ranging from \$610,000 to \$1,000,000 or from \$160.40 to \$216.21 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$291,638.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$320,013. The subject's assessment reflects a market value of \$972,980 or \$216.55 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings of brick, frame, or brick and frame construction ranging in size from 3,562 to 4,947 square feet of living area. The homes were built from 1978 to 2015. Each property has an unfinished basement, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 501 to 1,034 square feet of building area. These properties have sites ranging in size from 15,032 to 32,035 square feet of land area and are located from .13 to 1.03 miles of the subject property. The sales occurred from June 2017 to March 2019 for prices ranging from \$820,000 to \$1,225,000 or from \$206.87 to \$292.01 per square foot of living area, including land. The board of review requested the 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be appellant's comparable sales #2, #3, and #4 as the comparables are most similar to the subject in location, age, size and features. These most similar comparables sold for prices ranging from \$610,000 to \$1,000,000 or from \$162.41 to \$216.21 per square foot of living area, including land. The subject's assessment reflects a market value of \$972,980 or \$216.55 per square foot of living area, including land, which is within the range established by the best comparable sales in this record on an overall price basis but above the range on a square foot basis. The one comparable that is above the value of the subject on an overall price basis has a higher quality grade than the subject dwelling, is seven years newer than the subject dwelling, has a larger garage, has a larger basement, and has a slightly larger site, suggesting downward adjustments to this comparable would be appropriate to make it more equivalent to the subject property. Less weight is given appellant's comparable #1 due to its finished attic area, and in-ground swimming pool. Less weight is given the board of review comparable sales for such factors as differences in location, differences in age, differences in dwelling size, and/or the date of sale not being as proximate in time to the

assessment date as the best sales found herein. Based on this evidence the Board finds a reduction in the subject's 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: September 21, 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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