



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

APPELLANT: Craig Law
DOCKET NO.: 19-04212.001-R-1
PARCEL NO.: 14-17-105-019

The parties of record before the Property Tax Appeal Board are Craig Law, 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: \$22,273
IMPR.: \$120,414
TOTAL: \$142,687

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 consists of a 2-story dwelling of wood siding exterior construction with 2,883 square feet of living area. The dwelling was constructed in 1975 and is approximately 44 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace, and an attached garage containing 462 square feet of building area. The property has a 10,500-square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted an appraisal report with an estimated market value of \$365,000 as of January 1, 2019. The appraisal was prepared by R. Steven Kephart, a Certified Residential Real Estate Appraiser, and the property rights appraised were fee simple. The intended use of this appraisal was to determine the estimated cash value of the property for a real estate tax appeal.

In estimating the market value, the appraiser developed the sales comparison approach to value using five comparable sales located from .10 of a mile to 4.8 miles from the subject with one comparable being located in the same city as the subject property. The comparables consist of 2-story dwellings of varying exterior finishes and ranging in size from 2,752 to 3,186 square feet of living area and ranging in age from 28 to 46 years old. The comparables each have a basement, four of which are partially finished. The comparables also each have central air conditioning and a 2-car or a 3-car garage. Four comparables have from one to three fireplaces. The comparables have sites ranging in size from 10,331 to 49,501 square feet of land area. The comparables sold from February to November 2018 for prices ranging from \$365,000 to \$405,000 or from \$114.56 to \$147.17 per square foot of living area, including land. After applying adjustments to the comparables for differences in lot size, room count, dwelling size, functional utility, fireplace feature, and garage size when compared to the subject, the appraiser arrived at adjusted prices ranging from \$327,500 to \$399,200 and an opinion of market value for the subject of \$365,000 as of January 1, 2019.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$142,687. The subject's assessment reflects a market value of \$433,831 or \$150.48 per square foot of living area, land included when applying 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 of the subject property, the board of review submitted a grid analysis on five comparable sales located within the same assessment neighborhood code as the subject property. The board of review comparable #1 is the same property as the appraiser's comparable #1. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction and range in size from 2,214 to 2,768 square feet of living area. The dwellings were constructed from 1975 to 1986. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 440 to 900 square feet of building area. The comparables have sites ranging in size from 10,330 to 16,050 square feet of land area. The comparables sold from April 2018 to November 2019 for prices ranging from \$405,000 to \$471,500 or from \$146.32 to \$203.06 per square foot of living area, including land. The board of review also submitted a memorandum asserting that appraiser's comparables #2 through #5 are located from 2 to 5 miles from the subject and arguing that the board of review comparables (which includes one common comparable) are more similar to the subject. Based on this evidence and argument, 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 Board finds the appellant submitted an appraisal while the board of review provided five gridded comparable sales to support their respective positions before the Property Tax Appeal Board.

The Board gave less weight to the conclusion of value contained in the appellant's appraisal report because four of the appraiser's sales are located in different cities from the subject and varied significantly from the subject in dwelling size and/or basement finish when other more similar comparables were available within the subject's assessment neighborhood, as evidenced by the board of review's comparables. Additionally, the appraiser needed to make numerous and significant quantitative adjustments to the comparables in order to make them more equivalent to the subject. Having examined the appraisal report and all sales data in the record, the Board finds that the appraiser's final conclusion of value is not a credible or reliable indicator of the subject's estimated market value as of January 1, 2019. The Board will, however, examine all nine sales in the record presented by the parties which included one common comparable.

The Board gave less weight to the appraisal comparables #2 through #5 based on their significantly more remote locations, significantly differing dwelling sizes, and/or finished basements in comparison to the subject than the remaining comparables in the record.

The Board finds the best evidence of market value in the record to be the five comparable sales submitted by the board of review (which includes the parties' common comparable) as they are more similar to the subject in location, design, age, dwelling size, basement finish, and most features. These best comparables in the record sold from April 2018 to November 2019 for prices ranging from \$405,000 to \$471,500 or from \$146.32 to \$203.06 per square foot of living area, including land. The subject's assessment reflects a market value of \$433,831 or \$150.48 per square foot of living area, including land, which falls well within the range established by the best comparable sales in the record both on an overall basis as well as on a per square foot basis. Based on the evidence in this record, the Board finds the subject's estimated market value as reflected by its assessment is well supported and, therefore, a reduction in the subject's assessment is not 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: January 18, 2022



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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