



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

APPELLANT: Lisa McDonough  
DOCKET NO.: 19-04239.001-R-1  
PARCEL NO.: 11-27-103-005

The parties of record before the Property Tax Appeal Board are Lisa McDonough, 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:** \$84,437  
**IMPR.:** \$111,095  
**TOTAL:** \$195,532

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 two-story dwelling of brick and frame exterior construction with 3,066 square feet of living area. The dwelling was constructed in 1978 and is approximately 41 years old. Features of the home include a crawl space foundation, central air conditioning, two fireplaces and a 704-square foot two-car garage. The property has an 80,026 square foot site and is located on the banks of the Des Plaines River in Libertyville, Libertyville 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 \$507,000 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. The appraiser

described the subject property as being well cared for and that, as the subject has had ongoing repair and maintenance, the subject had an effective age of 20 years.

In estimating the market value, the appraiser developed the sales comparison approach to value using four comparable sales located from .26 of a mile to 2.45 miles from the subject property. Three of the comparables are located in Libertyville; one comparable is located in Green Oaks. The comparables have sites that range in size from 13,068 to 42,305 square feet of land area and are improved with "traditional" style dwellings. The comparables range in size from 2,888 to 3,195 square feet of living area and range in age from 35 to 46 years old. According to the appraisal, the comparables have a full or partial basement, two with finished area, central air conditioning, one fireplace, and either a 2-car or a 3-car garage. The comparables have sites ranging in size from 13,068 to 202,811 square feet of land area. The comparables sold from June 2018 to March 2019 for prices ranging from \$508,000 to \$550,000 or from \$160.25 to \$190.44 per square foot of living area, including land. After applying adjustments to the comparables for differences in sale or financing concessions, lot size, condition, location, room count, dwelling size, basement size and/or finish, garage size, number of fireplaces, and exterior features when compared to the subject, the appraiser arrived at adjusted prices ranging from \$468,600 to \$547,900 and an opinion of market value for the subject of \$507,000 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 \$195,532. The subject's assessment reflects a market value of \$594,503 or \$193.90 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 response to the appellant's evidence, the board of review submitted a grid analysis with information on the four appraisal comparables, along with an exterior photograph and schematic for each dwelling. The board of review argued that none of the appraiser's comparables are located within the same neighborhood code as the subject, that the three oldest appraisal comparables have effective ages ranging from 1988 to 1997, and that the subject has a quality grade of "Good" while the appraisal comparables are each Gd+ or Gd++. The board of review grid analysis notes that appraisal comparable #1 has a substantially lower land value than the subject and shows that comparable #3 has a 656-square foot inground swimming pool that was not mentioned in the appraisal.

In support of its contention of the correct assessment of the subject property, the board of review submitted a grid analysis on four comparable sales located within .50 of a mile from the subject and within the same neighborhood code as the subject. The comparables are improved with two-story dwellings of brick and frame exterior construction that range in size from 2,426 to 2,728 square feet of living area. The dwellings were constructed from 1968 to 1977, with the oldest comparable having an effective year-built of 1987. The comparables each have an unfinished basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 382 to 825 square feet of building area. The comparables have sites ranging in size from 40,068 to 43,960 square feet of land area. The comparables sold from August 2017 to April 2019 for prices ranging from \$480,000 to \$553,500 or from \$175.95 to \$212.28 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 Board finds the appellant submitted an appraisal while the board of review provided four gridded comparable sales and the property record card for the subject property 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 because the appraiser utilized distant sales, three of which were located from 1.35 to 2.54 miles distant from the subject when other more similar nearby comparables were available in the subject's neighborhood, as evidenced by the board of review's comparables. Further, the appraiser failed to make adjustments for the lot sizes of two comparables that were approximately half the size of the subject parcel and failed to account for appraisal comparable #3's inground swimming pool. 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 examine the eight sales in the record presented by both parties. The Board gave less weight to the appraisal comparables, none of which were located within the same neighborhood code as the subject and three of which were located 1.35 to 2.54 miles distant from the subject. The Board also gave less weight to board of review comparable #4 as its August 2017 sale is dated relative to the January 1, 2019 assessment date at issue.

The Board finds the best evidence of market value in the record to be the board of review's three remaining comparables as they are similar to the subject in location, age, dwelling size, and most features but would require downward adjustments for their differences from the subject in foundation type as each has an unfinished basement superior to the subject's crawl space foundation and upward adjustments for their site sizes which are approximately half the size of the subject property's site. The comparables sold in March 2018 or April 2019 for prices ranging from \$481,000 to \$553,500 or from \$177.75 to \$212.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$594,503 or \$193.90 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record on a per square foot basis but above the range on an overall basis which is logical given the subject property's larger land area and dwelling size. 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 well supported and 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: December 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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