



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

APPELLANT: Dennis & Nancy Gaymon  
DOCKET NO.: 19-04360.001-R-1  
PARCEL NO.: 15-25-406-008

The parties of record before the Property Tax Appeal Board are Dennis & Nancy Gaymon, 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:** \$75,933  
**IMPR.:** \$57,120  
**TOTAL:** \$133,053

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 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 one-story dwelling of wood siding exterior construction with 1,996 square feet of living area. The dwelling was constructed in 1963. Features of the home include a crawl space foundation, central air conditioning, a fireplace and a 572 square foot garage. The property has a 45,510 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted a grid analysis with sale information on three comparable sales, however comparable #1 excluded detailed property characteristics. Therefore, the Board shall only analyze the appellants' comparables #2 and #3. The two comparable sales are located within 0.85 of a mile from the subject property and have sites with either 33,977 or 108,900 square feet of land area. The comparables are improved with one-story dwellings of frame exterior

construction that have either 1,656 or 2,149 square feet of living area and were built in 1958 or 2000. One comparable has a crawl space foundation and one has a concrete slab foundation. Each comparable has one fireplace and either one or two garages with combined area of 352 or 876 square feet of building area. The properties sold in January 2017 and May 2019 for prices of \$330,000 and \$431,500 or for \$199.28 to \$200.79 per square foot of living area, land included, respectively. Based on this evidence, the appellants requested the subject's assessment be reduced to \$103,116 which reflects a market value of \$309,379 or \$155.00 per square foot of living area, land included, when applying the statutory assessment level of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$133,053. The subject's assessment reflects a market value of \$404,539 or \$202.68 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 three comparable sales located within 1.19 miles from the subject property. The comparables have sites that range in size from 30,490 to 79,600 square feet of land area and are improved with one-story dwellings of brick or wood siding exterior construction that range in size from 1,707 to 2,170 square feet of living area. The homes were built from 1964 to 1966. Two comparables have a basement with finished area and one comparable has a crawl space foundation. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 484 to 625 square feet of building area. The properties sold from April 2018 to December 2019 for prices ranging from \$340,000 to \$647,000 or from \$189.73 to \$298.16 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 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 five comparable sales for the Board's consideration, as the appellants' comparable #1 lacked any property details. The Board gives less weight to the appellants' comparables #2 and #3 which sold in 2017, less proximate to the January 1, 2019 assessment date, or differ from the subject in age and/or site size.

On this limited record, the Board finds the board of review comparables to be the best evidence of market value in the record. These properties are relatively similar to the subject in location, age, design, dwelling size, and land area, however, two of these properties have finished basements compared to the subject's crawl space foundation. These comparables sold from April 2018 to December 2019 for prices ranging from \$340,000 to \$647,000 or from \$189.73 to \$298.16 per square foot of living area, including land. The subject's assessment reflects a market

value of \$404,539 or \$202.68 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences from 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:

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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COUNTY

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