



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

APPELLANT: Nicole Mayer
DOCKET NO.: 19-04370.001-R-1
PARCEL NO.: 15-25-101-018

The parties of record before the Property Tax Appeal Board are Nicole Mayer, 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 ***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: \$73,757
IMPR.: \$46,743
TOTAL: \$120,500

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 one-story dwelling of brick construction with 1,471 square feet of living area. The dwelling was built in 1961. Features of the home include a crawl space foundation, central air conditioning, one fireplace and a two-car attached garage with 528 square feet of building area. The property has a 36,590 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted identified three comparable sales but only provided descriptions with respect to two of the sales. Comparables #1 and #3 are improved with one-story dwellings of brick or frame exterior construction built in 1962 and 1958 containing 1,390 and 1,656 square feet of living area, respectively. Neither home has a basement, comparable #1 has central air conditioning, each property has one fireplace, and each property has an attached garage with 540

and 352 square feet of building area, respectively. The comparables have the same assessment neighborhood code as the subject property with sites containing 34,350 and 33,977 square feet of land area, respectively. The comparables sold in August 2018 and January 2017 for prices of \$220,000 and \$330,000 or for \$158.27 and \$199.28 square foot of living area, including land. Comparable #2 was reported to have sold in October 2017 for a price of \$330,000, however, the appellant provided no descriptive information about this property other than the site size of 76,591 square feet of land area. The appellant requested the subject's assessment be reduced to \$98,057.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$128,035. The subject's assessment reflects a market value of \$389,282 or \$264.64 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 improved with one-story dwellings of brick or wood siding exterior construction ranging in size from 1,707 to 2,170 square feet of living area. The homes were built from 1960 to 1965. Two comparables have partial basements with recreation rooms, one comparable has a crawl space foundation. Each comparable has central air conditioning, one or two fireplaces, and an attached or detached garage ranging in size from 484 to 625 square feet of building area. Comparables #2 and #3 each have a metal utility shed. The comparables have the same assessment neighborhood code as the subject property with sites ranging in size from 30,490 to 79,600 square feet of land area. The 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.

In rebuttal the board of review provided a copy of the Multiple Listing Service (MLS) listing sheet for appellant's comparable #1 describing the home has "In need of TLC" and being sold "as is".

The Property Tax Appeal Board also takes notice that the subject property is the subject matter of an appeal for the 2020 tax year in Docket No. 20-03684.001-R-1, in which the parties reached an agreement as to the correct assessment for the subject property totaling \$120,120.

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 evidence in the record supports a reduction in the subject's assessment.

The parties submitted complete information on five comparable sales to support their respective positions. The Board gives less weight to board of review comparable #3 due to differences from the subject property in dwelling size and land area. With respect to appellant's comparable

#1, the board of review provided a copy of the MLS listing sheet for this property disclosing the home had condition issues, therefore, the Board finds an upward adjustment to this comparable appears necessary to make it more equivalent to the subject property. Board of review comparables #1 and #2 each have a partial basement with recreation rooms while the subject has a crawl space foundation suggesting a downward adjustment to these comparables would be appropriate to make the properties more equivalent to the subject property. These four comparables sold for prices ranging from \$220,000 to \$445,000 or from \$158.27 to \$260.69 per square foot of living area, including land. The subject's assessment reflects a market value of \$389,282 or \$264.64 per square foot of living area, including land, which is above the range established by the best comparable sales on a square foot basis and above three of the comparables on a total price basis. Based on this evidence the Board finds a reduction in the subject's assessment is appropriate.

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: October 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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