



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

APPELLANT: Peter Sykes
DOCKET NO.: 19-04374.001-R-1
PARCEL NO.: 15-24-306-012

The parties of record before the Property Tax Appeal Board are Peter Sykes, 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: \$71,949
IMPR.: \$44,159
TOTAL: \$116,108

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 one-story dwelling of wood siding exterior construction with 1,858 square feet of living area. The dwelling was constructed in 1957. Features of the home include a crawl space foundation, one full bathroom, central air conditioning, a fireplace and a 528 square foot garage. The property has a 33,977 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 sale information on three comparable properties. The appellant's comparable #1 lacked most property details. As a result, the Board is not able to analyze this property. Comparable sales #2 and #3 are located within 1.81 miles of the subject property. The comparables have sites with 33,977 or 79,907 square feet of land area and are improved with one-story dwellings of frame exterior construction that have either 1,656 or 1,854 square feet of

living area. The dwellings were built in 1958 or 1963. Both comparables have a fireplace and a garage with either 352 or 420 square feet of building area. One comparable has central air conditioning. The dwellings have either one or two full bathrooms and each also has a half bathroom. The properties sold in January or August 2017 for prices ranging from \$330,000 and \$527,450 or for \$199.28 and \$284.79 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$110,230 which reflects a market value of \$330,723 or \$178.00 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 \$123,854. The subject's assessment reflects a market value of \$376,570 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 four comparable sales located within 2.12 miles from the subject property. The comparables have sites that range in size from 30,490 to 108,900 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 1960 to 2000. Two comparables have a basement with finished area, one comparable has a concrete slab foundation and one comparable has a crawl space foundation. Each comparable has two full bathrooms and one comparable also has a half bathroom. Each comparable has one or two fireplaces and a garage ranging in size from 484 to 625 square feet of building area. Three comparables have central air conditioning. 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 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 parties submitted six comparable sales for the Board's consideration as the appellant's comparable #1 lacked property details and was excluded from the Board's analysis. The Board gives less weight to the appellant's comparables #2 and #3 along with board of review comparables #3 and #4 which are located more than 1.50 miles from the subject, sold less proximate in time to the January 1, 2019 assessment date, have larger site sizes, and/or differ in age when compared to the subject property.

On this limited record, the Board finds the best evidence of market value to be board of review comparables #1 and #2 which are similar to the subject in location, age, design and dwelling size

but feature basements with finished area and two full bathrooms. These superior features suggest downward adjustments are needed to make these comparables more equivalent to the subject's crawl space foundation and one full bathroom composition. The comparables sold in April 2018 and August 2019 for prices of \$445,000 and \$340,000 or for \$260.69 and \$189.73 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$376,570 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. However, after considering adjustments to the comparables for features such as an additional bathroom and finished basement, 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: 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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