



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

APPELLANT: Jon Adolph
DOCKET NO.: 19-04456.001-R-1
PARCEL NO.: 12-30-301-033

The parties of record before the Property Tax Appeal Board are Jon Adolph, 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: \$113,915
IMPR.: \$351,039
TOTAL: \$464,954

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 1.75-story dwelling of stucco and stone exterior construction with 3,649 square feet of living area. The dwelling was constructed in 2005. Features of the home include a basement with a recreation room, central air conditioning, three fireplaces and a 682 square foot garage. The property has a 22,650 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis with information on the subject and four comparable properties. The comparables are located from .07 of a mile to 1.20 miles from the subject property, three of which are within the same assessment neighborhood code as the subject. The comparables have sites that contain either 20,040 or 20,280 square feet of land area. The comparables are improved with a 1-story, a 1.75-story and two, 2-story dwellings of wood

siding, brick, stone or stone and stucco exterior construction ranging in size from 3,753 to 4,037 square feet of living area. The dwellings were built from 1984 to 2007 with comparable #1 having a reported effective age of 2004. The comparables each have a basement with a recreation room, central air conditioning, one to four fireplaces and a garage ranging in size from 631 to 806 square feet of building area. The appellant provided sales data for comparables #1, #2 and #4. These three properties sold from June 2018 to April 2019 for prices ranging from \$1,038,460 to \$1,525,950 or from \$257.81 to \$377.99 per square foot of living area, including land. The appellant also disclosed in the grid analyses that the subject property was purchased in June 2017 for a price of \$1,460,000 or \$400.11 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$447,934, which would reflect a market value of \$1,343,936 or \$368.30 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$464,954. The subject's assessment reflects a market value of \$1,413,664 or \$387.41 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 a grid analysis with information on the subject and two comparable sales. The comparables are located within .19 of a mile from the subject property and within the same assessment neighborhood code as the subject. The board of review's comparable #2 is a duplicate of the appellant's comparable #4 which was previously described. Board of review comparable #1 has a site that contains 20,040 and is improved with a two-story dwelling with shingle-wood and asphalt exterior construction with 3,902 square feet of living area. The dwelling was built in 2001 and has a basement with a recreation room, central air conditioning, three fireplaces and a 742 square foot garage. This property sold in January 2018 for \$1,550,00 or \$397.23 per square foot of living area. The board of review also reported in its grid analyses that the subject property was purchased in June 2017 for a price of \$1,460,000 or \$400.11 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 record contains five suggested comparable properties for the Board's consideration, as one comparable was common to both parties. Sales data was provided for four of the comparables. The Board has given no weight to the appellant's comparable #3 as no sales data was provided for this comparable to address the appellant's overvaluation argument. The Board has given less

weight to the appellant's comparable #1 due to its dissimilar one-story design and distant location from the subject being more than one mile away.

The Board finds the best evidence of market value to be the parties' remaining comparable sales, which includes the common sale. These comparables are relatively similar to the subject in location, dwelling size, design, age and features. The comparables sold from January 2018 to April 2019 for prices ranging from \$1,265,000 to \$1,550,000 or from \$337.06 to \$397.23 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,413,664 or \$387.41 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record and below the subject's reported June 2017 purchase price of \$1,460,000 or \$400.11 per square foot of living area, including land. Therefore, giving some consideration to the subject's slightly dated sale and after considering adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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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