



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

APPELLANT: Cheryl Sullivan
DOCKET NO.: 19-04463.001-R-1
PARCEL NO.: 12-28-406-002

The parties of record before the Property Tax Appeal Board are Cheryl Sullivan, 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: \$236,237
IMPR.: \$397,033
TOTAL: \$633,270

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 wood siding exterior construction with 7,478 square feet of living area. The dwelling was constructed in 1901. Features of the home include a basement with a recreation room, central air conditioning, four fireplaces and a 952 square foot attached garage. The property has a 46,170 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 information on three comparable sales located from .30 of a mile to 1.19 miles from the subject property and within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 40,210 to 106,290 square feet of land area. The comparables are improved with a 1.5-story dwelling, a 1.75-story dwelling and a 2-story dwelling of brick, stucco or wood siding exterior construction ranging in size from 5,795

to 7,645 square feet of living area. The dwellings were built from 1859 to 1929 with comparables #2 and #3 having reported effective ages of 1943 and 1946, respectively. The comparables each have a basement, one of which has a recreation room. Each comparable has from four to six fireplaces and either an attached or a detached garage that ranges in size from 748 to 1,181 square feet of building area. Two comparables each have central air conditioning. One comparable has an inground swimming pool. The properties sold from February 2017 to October 2018 for prices ranging from \$1,200,000 to \$2,350,000 or from \$207.08 to \$339.59 per square foot of living area, including land.

Counsel for the appellant reported that comparable #1 is a short sale, comparable #2 was rehabbed in 1996 according to the attached MLS listing sheet, and comparable #3 was not only rehabbed in 2010 according to the MLS sheet provided, but the assessor has assigned this property with the superior condition of good while the subject is average.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$542,612, which would reflect a market value of \$1,627,999 or \$217.71 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 \$633,270. The subject's assessment reflects a market value of \$1,925,418 or \$257.48 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 the same assessment neighborhood code as the subject. The board of review comparable #1 is a duplicate of the appellant's comparable #2. The comparables have sites that range in size from 46,580 to 106,290 square feet of land area. The comparables are improved with a 1-story dwelling, a 1.5-story dwelling and a 2-story dwelling of brick exterior construction ranging in size from 5,693 to 7,645 square feet of living area. The dwellings were built from 1920 to 1930 with comparable #1 having a reported effective age of 1943. The comparables each have a basement, one of which has a recreation room. Each comparable has central air conditioning, one or six fireplaces and an attached garage that range in size from 275 to 1,181 square feet of building area. Comparable #2 also has a 725 square foot detached garage and comparable #3 has an inground swimming pool. The properties sold from June 2017 to May 2019 for prices ranging from \$1,740,000 to \$2,350,000 or from \$299.90 to \$368.87 per square foot of living area, including land. The board of review asserted that due to limited similarly sized sales, its comparables #2 and #3 have significantly less above ground living area and basement area than the subject. 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 sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the appellant's comparables #1 and #3, along with board of review comparable #3 due to their sale dates occurring in 2017, which are dated and less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date. The Board finds the best evidence of market value to be the parties' remaining comparable sales, which includes the common sale. These comparables have varying degrees of similarity when compared to the subject. They sold in October 2018 and May 2019 for prices of \$1,740,000 and \$2,350,000 or for \$299.90 and \$307.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,925,418 or \$257.48 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record in terms of overall market value but below both comparables on a price per square foot basis. After considering adjustments to the comparables for differences when compared to 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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