



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

APPELLANT: Thomas Tully
DOCKET NO.: 19-04467.001-R-1
PARCEL NO.: 12-28-307-083

The parties of record before the Property Tax Appeal Board are Thomas Tully, 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: \$10,160
IMPR.: \$126,334
TOTAL: \$136,494

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 condominium of brick exterior construction with 1,596 square feet of living area and was constructed in 1994. Features of the home include a concrete slab foundation, central air conditioning and a fireplace. The property has a 1,960 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 within the same neighborhood as the subject. The comparables have sites ranging in size from 1,750 to 1,910 square feet of land area and are improved with one-story condominiums of brick exterior construction built in 1999 with each having either 1,392 or 1,596 square feet of living area. Each comparable has a concrete slab foundation and central air conditioning. Two comparables each have one or two fireplaces. The comparables sold from May 2018 to April 2019 for prices ranging from

\$257,500 to \$415,000 or from \$184.99 to \$260.03 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$138,322. The subject's assessment reflects a market value of \$420,559 or \$263.51 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 the subject's assessment, the board of review submitted information on three comparable sales located within same neighborhood as the subject. The comparables are described as one-story condominiums of brick exterior construction that were built in 1994 and range in size from 1,392 to 2,256 square feet of living area. Each comparable has a concrete slab foundation and central air conditioning. One comparable has a fireplace. The comparables sold from June 2017 to October 2018 for prices ranging from \$400,000 to \$590,000 or from \$250.90 to \$287.36 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property'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 Board finds the parties submitted six comparable sales to support their respective positions. The Board gave less weight to the board of review comparables due to having a considerably larger dwelling size than the subject or having sold in 2017 which was dated and less likely to be reflective of market value as of the January 1, 2019 assessment date.

The Board finds the best evidence of market value for the subject property to be the appellant's comparables. These comparables sold proximate in time to the January 1, 2019 assessment date and are similar to the subject in location, age, style, dwelling size and features. The comparables sold from May 2018 to April 2019 for prices ranging from \$257,500 to \$415,000 or from \$184.99 to \$260.03 per square foot of living area, including land. Most weight was given to appellant's comparable sale #3 which is identical to the subject in year built, dwelling size, and most features. The subject's assessment reflects a market value of \$420,559 or \$263.51 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record. Based on this record, the Board finds the subject's estimated market value as reflected by its assessment is not supported and 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:

February 15, 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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