



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

APPELLANT: Christine Fraser
DOCKET NO.: 19-04475.001-R-1
PARCEL NO.: 13-23-208-007

The parties of record before the Property Tax Appeal Board are Christine Fraser, 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: \$31,943
IMPR.: \$101,008
TOTAL: \$132,951

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 brick exterior construction with 2,805 square feet of living area. The dwelling was constructed in 1968. Features of the home include a full basement with a recreation room, central air conditioning, and a 559 square foot garage. The property has a 44,220 square foot site and is located in North Barrington, Cuba 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 1.51 miles from the subject. The comparables are described as two-story dwellings of frame exterior construction that range in size from 2,944 to 3,260 square feet of living area. The dwellings were built from 1972 to 1987 and are situated on sites ranging in size from 46,221 to 98,812 square feet of land area. Each comparable has a partial or a full basement, two of which are partially finished,

central air conditioning, one or two fireplaces and a garage ranging in size from 572 to 735 square feet of building area. The appellant submitted Multiple Listing Service sheets associated with each comparable sale. The appellant argued all comparables have a larger basement square footage and a larger garage than the subject, each comparable has a fireplace, not a feature of the subject and comparables #1 and #3 are recent rehabs. The comparables sold from February to August 2019 for prices ranging from \$382,500 to \$572,500 or from \$124.23 to \$193.41 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 \$132,951. The subject's assessment reflects an estimated market value of \$404,229 or \$144.11 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 1.25 miles from the subject. Board of review comparable #3 is a duplicate of appellant's comparable #3. The comparables are situated on sites ranging in size from 14,370 to 54,450 square feet of land area and are improved with 1-story, 1.5-story or 2-story dwellings of wood siding or brick exterior construction that range in size from 2,545 to 3,356 square feet of living area. The dwellings were built from 1934 to 1995. Comparables #1, #3 and #4 have effective years of 1954, 1973 and 1963, respectively. Each comparable has a full basement, one of which has a recreation room, central air conditioning, one or two fireplaces and a garage ranging in size from 378 to 929 square feet of building area. The comparables sold from May 2018 to June 2019 for prices ranging from \$487,500 to \$572,500 or from \$157.93 to \$202.36 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 six comparable sales for the Board's consideration as one comparable was common to both parties. The Board gives less weight to board of review comparables #1, #2 and #4 due to differences in design or year built when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparables which includes the parties' common comparable. These comparables are more similar to the subject in design. However, the Board finds adjustments to the comparables would have to be considered for differences in site size, dwelling size, year built, and features when compared to the subject. These comparables sold from April to August 2019 for prices ranging from \$382,500 to \$572,500 or from \$124.23 to \$193.41 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$404,229 or \$144.11 per square foot of living

area, including land, which is within the range established by the comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's assessment is not 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:

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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