



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

APPELLANT: Christopher Loughlin
DOCKET NO.: 19-04492.001-R-1
PARCEL NO.: 13-10-402-014

The parties of record before the Property Tax Appeal Board are Christopher Loughlin, 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: \$36,149
IMPR.: \$208,010
TOTAL: \$244,159

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 and frame exterior construction with 4,025 square feet of living area. The dwelling was constructed in 2010. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 752 square foot garage. The property has a 40,032 square foot site and is located in Lake 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 four comparable sales located within the same neighborhood as the subject. The comparables have sites ranging in size from 40,001 to 64,948 square feet of land area and were improved with two-story dwellings of brick or frame and brick exterior construction that were built in 2017. The dwellings range in size from 4,192 to 4,461 square feet of living area. The comparables have basements with two having finished area. Each

comparable has central air conditioning, a fireplace and a garage ranging in size from 717 to 1,020 square feet of building area. The appellant's counsel asserted these comparables are new construction homes. The comparables sold from April to November 2017 for prices ranging from \$767,234 to \$853,731 or from \$172.61 to \$201.02 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 \$244,159. The subject's assessment reflects a market value of \$742,350 or \$184.43 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 response to the appeal, the board of review submitted a grid analysis on the appellant's comparable sales along with a Multiple Listing Service sheet associated with appellant's comparable #2 that disclosed the property was listed on the market in June 2020 for \$825,000 or for \$187.93 per square foot of living area, including land.

In support of its contention of the correct assessment, the board of review submitted information one additional comparable sale that is located outside of the subject's neighborhood. Board of review comparable #1 has a site with 47,670 square feet of land area and was improved with a two-story dwelling of wood siding and brick exterior construction that was built in 2004. The dwelling has 3,180 square feet of living area. Features include an unfinished walk-out basement, central air conditioning, a fireplace, and a garage with 667 square feet of building area. The comparable sold in January 2018 for a price of \$745,000 or for \$234.28 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 no reduction in the subject's assessment is warranted.

The record contains five suggested comparable sales for the Board's consideration, none of which are truly similar to the subject. For example, the Board finds the appellant's comparables are new construction homes built in 2017 with two comparables having finished basement area when compared to the subject that was built in 2010 with an unfinished basement. Furthermore, these comparables sold 13 to 20 months prior to the subject's January 1, 2019 assessment date. The board of review comparable is a recent sale more similar in age, but it is located outside of the subject neighborhood and has a considerably smaller dwelling size when compared to the subject. Nevertheless, these comparables sold from April 2017 to January 2018 for prices ranging from \$767,234 to \$853,731 or from \$172.61 to \$234.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$742,350 or \$184.43 per square foot of living area, including land, which falls within the range on a square foot basis

established by the comparable sales in this record and below on an overall basis. Therefore, after considering adjustments to the comparable sales for differences in location, age, dwelling size and features when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the subject's 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:

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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