



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

APPELLANT: Maureen Marsh
DOCKET NO.: 19-04534.001-R-2
PARCEL NO.: 16-03-101-003

The parties of record before the Property Tax Appeal Board are Maureen Marsh, 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: \$165,748
IMPR.: \$450,867
TOTAL: \$616,615

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 2-story dwelling with brick exterior construction containing 5,644 square feet of living area. The dwelling was constructed in 2004. Features of the home include an unfinished basement, central air conditioning, three fireplaces and an attached 804 square foot garage. The property has a 27,860 square foot site and is located in Lake Forest, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales that are located from .02 to .81 of a mile from the subject and not located within the same neighborhood code as the subject. The comparables have sites ranging in size from 18,830 to 47,840 square feet of land area that are improved with 1.5-story or 2-story dwellings containing from 4,141 to 6,112 square feet of living area. The dwellings were built from 1967 to 2000, with two homes built in 1975 having 1978

and 1992 effective ages. The comparables have basements, five of which have finished area, central air conditioning, from one to four fireplaces and an attached garage ranging in size from 630 to 1,008 square feet of building area. Two comparables each have a swimming pool. The comparables sold from January to December 2018 for prices ranging from \$1,100,000 to \$1,710,000 or from \$216.79 to \$390.00 per square foot of living area, including land.

The appellant's submission included a brief noting the differences in features of the appellant's comparables, when compared to the subject. The appellant also submitted Multiple Listing Service (MLS) data for the appellant's comparables #2, #4, #5 and #6.

Based on this evidence the appellant requested the subject's assessment be reduced to \$450,795, which reflects a market value of \$1,370,614 or \$242.84 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.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$616,615. The subject's assessment reflects a market value of \$1,874,780 or \$332.17 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 five comparable sales that are located from .06 to .42 of a mile from the subject and not located within the same neighborhood code as the subject. The comparables have sites ranging in size from 25,200 to 47,740 square feet of land area that are improved with 1-story, 1.75-story or 2-story dwellings containing from 3,706 to 5,693 square feet of living area. The dwellings were built from 1910 to 2017, with the home built in 1910 having a 1945 effective age. The comparables have basements, two of which have finished area, central air conditioning, from one to five fireplaces and an attached garage ranging in size from 660 to 895 square feet of building area. One comparable has a swimming pool, one comparable has a wood deck, and one comparable has a wood deck and a frame utility shed. The comparables sold from June 2017 to May 2020 for prices ranging from \$1,875,000 to \$2,500,000 or from \$368.87 to \$505.94 per square foot of living area, including land.

The board of review's submission included a brief arguing the appellant's comparables have inferior locations that are not reflective of the subject's premier location. Furthermore, since the subject's February 2010 sale for \$1,800,000, the subject's Lake Forest market has fully stabilized and appreciated. The board of review submitted Multiple Listing Service (MLS) data and the PTAX-203 Illinois Real Estate Transfer Declaration associated with the subject's February 2010 sale and MLS data for the board of review's comparables.

Based on this evidence the board of review requested the subject's assessment be increased to \$639,589, which reflects a market value of \$1,944,631 or \$344.55 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.

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 parties submitted a total of eleven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #2, #3 and #6, due to their significantly smaller dwelling sizes when compared to the subject. In addition, the appellant's comparables #2 and #3 each have a swimming pool, which is not a feature of the subject. The Board also gives less weight to the board of review's comparables #1, #2, #3 and #4. The board of review's comparables #1 and #2 have significantly smaller dwellings when compared to the subject. The board of review's comparables #2 and #3 have sale dates occurring greater than 14 months after the January 1, 2019 assessment date at issue and the board of review's comparable #4 has a sale date occurring greater than 18 months prior to the January 1, 2019 assessment date at issue. In addition, the board of review's comparable #4 has a swimming pool, which is not a feature of the subject. The Board finds the parties' remaining comparables are similar to the subject in many aspects. However, each of the parties' best comparables has a smaller dwelling when compared to the subject and only the board of review's comparable #5 is newer than the subject. Additionally, two of the appellant's best comparables have finished basement area, unlike the subject. Nevertheless, the best comparables sold from August 2018 to November 2019 for prices ranging from \$1,325,000 to \$2,500,000 or from \$216.79 to \$453.89 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,874,780 or \$332.17 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. As a final point, the Board gives little weight to the subject's undisputed February 2010 purchase price of \$1,800,000, as the sale occurred over 8 years prior to the January 1, 2019 assessment date at issue. Based on this evidence the Board finds no change 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:

May 17, 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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