



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

APPELLANT: Michael Hubbell
DOCKET NO.: 19-04563.001-R-1
PARCEL NO.: 12-28-202-012

The parties of record before the Property Tax Appeal Board are Michael Hubbell, 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: \$111,152
IMPR.: \$263,599
TOTAL: \$374,751

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 is improved with a one-story, Cape Cod style, dwelling of brick exterior construction with 2,530 square feet of living area. The home was built in 1992. Features of the home include a partial basement with a recreation room, central air conditioning, two fireplaces, and an attached garage with 713 square feet of building area. The property has a 19,550 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 improved with a 1-story dwelling, a 1.5-story dwelling, or a 2-story dwelling of stone, wood siding, or brick exterior construction ranging in size from 3,101 to 3,992 square feet of living area. The dwellings were built from 1965 to 2006. Each comparable has a basement with two having recreation rooms, central air conditioning, two or four fireplaces, and an attached garage ranging in size from 581 to 791

square feet of building area. These properties have sites ranging in size from 23,820 to 99,590 square feet of land area. The comparables are located from approximately .56 to 1.18 miles from the subject property and have a different neighborhood code than the subject property. The sales occurred from September 2018 to February 2019 for prices ranging from \$1,175,000 to \$1,600,000 or from \$311.25 to \$426.21 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$325,551.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$374,751. The subject's assessment reflects a market value of \$1,139,407 or \$450.36 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 four comparable sales improved with 1.5-story or 2-story dwellings of brick, brick and wood siding, or brick and stucco exterior construction ranging in size from 3,383 to 4,298 square feet of living area. The homes were built from 1955 to 1998. Each comparable has a full basement with one having a recreation room, central air conditioning, two to four fireplaces, and an attached garage ranging in size from 506 to 814 square feet of building area. The comparables have sites ranging in size from 20,350 to 25,970 square feet of land area and are located in the same neighborhood as the subject property. The sales occurred from June 2016 to February 2020 for prices ranging from \$1,475,000 to \$1,835,000 or from \$353.97 to \$501.03 per square foot of living area, including land. The board of review requested the subject's assessment be sustained.

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 evidence in the record does not support a reduction to the subject's assessment.

The record contains seven comparables sales submitted by the parties to support their respective positions. Each comparable is improved with a dwelling that is significantly larger than the subject dwelling. Two comparables have dwellings similar to the subject in age; four comparables are located in the subject's neighborhood; and four comparables have sites that are similar to the subject's site in land area. The Board finds that comparables #1, #3 and #4 provided by the board of review did not sell as proximate in time to the assessment date as the remaining comparables. Nevertheless, the comparables submitted by the parties sold for prices ranging from \$1,175,000 to \$1,835,000 or from \$311.25 to \$501.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,139,407 or \$450.36 per square foot of living area, including land, which is below the overall price range but within the range on a per square foot basis established by the comparable sales in this record. Considering the subject's dwelling size, age, and land area in relation to the comparables, the

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Board finds the assessment of the subject property is reflective of the property's fair cash value. Based on this evidence the Board finds 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: 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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