



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

APPELLANT: Richard Hegg  
DOCKET NO.: 19-04587.001-R-1  
PARCEL NO.: 12-21-215-008

The parties of record before the Property Tax Appeal Board are Richard Hegg, 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:** \$58,194  
**IMPR.:** \$252,922  
**TOTAL:** \$311,116

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 stucco exterior construction containing 2,917 square feet of living area. The dwelling was built in 1999 and features an unfinished basement, central air conditioning, two fireplaces, and an attached garage with 484 square feet of building area. The property has a 4,190-square foot site and is located in Lake Bluff, Shields 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, one of which is located in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 6,400 to 9,580 square feet of land area and are improved with either 1.75-story or 2-story dwellings with stucco, brick, or wood siding exterior construction that range in size from 2,500 to 2,930 square feet of living area. The dwellings were built from 1993 to 2007. Each

comparable has a basement with a recreation room, central air conditioning, one or two fireplaces, and a detached garage ranging in size from 380 to 528 square feet of building area. The comparables sold from July 2018 to May 2019 for prices ranging from \$805,000 to \$1,000,000 or from \$274.74 to \$346.00 per square foot of living area, including land. The appellant provided the Multiple Listing Service (MLS) sheet associated with the sale of comparable #6. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$293,615 which would reflect a market value of \$880,933 or \$302.00 per square foot of living area, including land, at the statutory assessment level of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$356,554. The subject's assessment reflects a market value of \$1,084,080 or \$371.64 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 two comparable sales located within the same assessment neighborhood code as the subject property. The comparables have parcels of 6,200 and 8,280 square feet of land area and are improved with 2-story dwellings with wood siding or stucco exterior construction that contain 2,352 and 3,400 square feet of living area, respectively. The dwellings were built in 1998 and 1999. Both dwellings have a basement with a recreation room, central air conditioning, two fireplaces, and a detached garage containing 462 square feet of building area. The comparables sold in March and November 2017 for prices of \$980,000 and \$1,100,000 or for \$416.67 and \$323.53 per square foot of living area, including land, respectively. Based on this evidence, the board of review requested the 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 appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the parties submitted for the Board's consideration a total of eight comparable sales with varying degrees of similarities to the subject. The Board gave less weight to board of review comparables based on their 2017 sale dates which are less proximate in time to the subject's January 1, 2019 assessment date at issue and, thus, less likely to reflect the subject's market value as of that date than the remaining comparable sales in this record. Additionally, board of review comparable #1 has a dwelling size approximately 21% smaller compared to the subject dwelling.

The Board finds the best evidence of market value to be the appellant's comparables which are similar to the subject in design, age, dwelling size, and most features. However, appellant's comparables each have a recreation room in the basement, unlike the subject's unfinished basement, which suggests that adjustments would be needed to these comparables for these

superior features relative to the subject in order to make them more equivalent to the subject property. The best comparables in the record sold from July 2018 to May 2019 for prices ranging from \$805,000 to \$1,000,000 or from \$274.74 to \$346.00 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,084,080 or \$371.64 per square foot of living area, including land, which is above the range established by the best comparable sales in this record both in terms of overall value and on a per square foot basis. The Board finds that the subject property is overvalued especially considering appellant's comparable #6 which is most similar to the subject out of the best comparables in this record, but slightly older than the subject, and which presented a recent sale price of \$1,000,000 or \$345.78 per square foot of living area, land included, and which has a superior site size and a finished basement, unlike the subject.

Based on this record, and after considering adjustments to the comparables for differences from the subject, the Board finds that the appellant has established by a preponderance of the evidence that the subject property is overvalued and, thus, a reduction of 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: 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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COUNTY

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