



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

APPELLANT: Diane Citrin Thatcher
DOCKET NO.: 19-04607.001-R-1
PARCEL NO.: 16-06-302-012

The parties of record before the Property Tax Appeal Board are Diane Citrin Thatcher, 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: \$178,675
IMPR.: \$114,158
TOTAL: \$292,833

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 part one-story and part two-story dwelling of brick exterior construction with 4,325 square feet of living area.¹ The dwelling was constructed in 1966. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 552 square foot garage. The property has a 61,420 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted the Multiple Listing Service (MLS) sheet for comparable #1 and a grid analysis with information on three comparable properties, two of which had recent sale information. The comparables are located within 0.91 of a mile from the subject property, have

¹ The property record card, submitted by the board of review, includes a sketch of the subject improvements which depicts the subject's design as a part one-story and part two-story dwelling.

sites that range in size from 61,860 to 94,090 square feet of land area and are improved with two-story dwellings of brick exterior construction that range in size from 3,857 to 4,838 square feet of living area. The dwellings were built from 1966 to 1998. Each comparable has a basement with finished area, central air conditioning, two to four fireplaces and one or two garages ranging in size from 1,128 to 1,200 square feet of combined building area. Comparables #2 and #3 each have an inground swimming pool and comparable #3 also features a bath house. Comparables #1 and #3 sold in March and August 2018 for prices of \$845,000 and \$950,000 or \$219.08 and \$215.96 per square foot of living area, land included, respectively. Based on this evidence, the appellant requested the subject's assessment be reduced to \$246,215 which reflects a market value of \$738,719 or \$170.80 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$292,833. The subject's assessment reflects a market value of \$890,341 or \$205.86 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 located within 0.68 of a mile from the subject property. The comparables have sites that range in size from 26,910 to 65,340 square feet of land area and are reported to be improved with one-story dwellings of brick or brick and wood siding exterior construction that range in size from 2,995 to 3,999 square feet of living area. The homes were built from 1955 to 1964. Comparable #3 has an effective age of 1977. Each comparable has a basement, one with finished area, central air conditioning, two or four fireplaces and a garage ranging in size from 484 to 639 square feet of building area. The properties sold from July 2018 to September 2019 for prices ranging from \$677,000 to \$995,000 or from \$211.59 to \$268.78 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 six comparable sales for the Board's consideration, as the Board gives no weight to the appellant's comparable #2 which lacked recent sale information, necessary to the overvaluation argument. The Board gives less weight to the appellant's comparable #3 which differs from the subject in age, site size, design, as well as its inground pool and bath house features which the subject lacks. The Board also gives little weight to board of review comparables #2, #3 and #4 each of which are substantially smaller than the subject in terms of dwelling size and land area.

The Board finds the best evidence of market value to be the remaining two comparables which are more similar to the subject in location, age, site size, dwelling size and some features. These comparables sold in March and July 2018 for prices of \$845,000 and \$995,000 or \$219.08 and \$248.81 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$890,341 or \$205.86 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record on an overall basis and is below the two best comparables on a per square foot basis. Given the subject's larger dwelling size relative to the two best comparables in the record, a lower per square foot value appears appropriate. After considering adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not 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:

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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