



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

APPELLANT: Maureen Kiernan
DOCKET NO.: 19-04615.001-R-1
PARCEL NO.: 16-05-410-001

The parties of record before the Property Tax Appeal Board are Maureen Kiernan, 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: \$148,643
IMPR.: \$321,950
TOTAL: \$470,593

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 wood siding exterior construction with 6,660 square feet of living area. The dwelling was constructed in 1988. Features of the home include a fully finished attic, an unfinished basement, central air conditioning, four fireplaces and a 792 square foot garage. The property has a 60,110 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 information on three comparable properties located within .36 of a mile from the subject property, one of which is located within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 64,470 to 75,790 square feet of land area. The comparables are improved with one-story or two-story dwellings of brick or wood siding exterior construction ranging in size from 5,849 to 6,881 square feet of living area.

The dwellings were built from 1989 to 1993. The comparables each have a basement, two of which have recreation rooms. Each comparable has central air conditioning, one or three fireplaces and a garage that ranges in size from 1,153 to 1,506 square feet of building area. One comparable has an inground swimming pool. The appellant provided sales data for comparables #2 and #3. These two properties sold in June 2019 and June 2018 for prices of \$1,290,000 and \$1,772,500 or for \$220.55 and \$257.59 per square foot of living area, including land, respectively. Based on this evidence, the appellant requested the subject's assessment be reduced to \$421,758, which would reflect a market value of \$1,265,401 or \$190.00 per square foot of living area, including land, when using 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 \$470,593. The subject's assessment reflects a market value of \$1,430,809 or \$214.84 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.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales, none of which are located within the subject's assessment neighborhood code. The board of review comparables #1 and #2 are duplicates of the appellant's comparable #3 and #2, respectively, which were previously described. The board of review reported that its comparable #3 has a site containing 71,440 square feet of land area. The property is improved with a two-story dwelling of brick exterior construction with 7,053 square feet of living area. The dwelling was built in 2006 and features a basement with a recreation room, central air conditioning, five fireplaces and a 1,128 square foot garage. The property sold in August 2018 for a price of \$4,000,000 or \$567.13 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 a reduction in the subject's assessment is not warranted.

The record contains four suggested comparable properties for the Board's consideration, as two comparables were common to both parties. Sales data was provided for three of the comparables. The Board has given no weight to the appellant's comparable #1 as no sales data was provided for this comparable to address the appellant's overvaluation argument. The Board gives less weight to board of review comparable #3 due to the dwelling's considerably newer age when compared to the subject dwelling.

The Board finds the best evidence of market value to be the parties' two common comparables, which are relatively similar to the subject in location, lot size, dwelling size, design, age and some features. These two properties sold in June 2018 and June 2019 for prices of \$1,290,000

and \$1,772,500 or for \$220.55 and \$257.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,430,809 or \$214.84 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the comparable for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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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