



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

APPELLANT: John Foran
DOCKET NO.: 19-04626.001-R-1
PARCEL NO.: 16-09-202-010

The parties of record before the Property Tax Appeal Board are John Foran, 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: \$91,266
IMPR.: \$163,446
TOTAL: \$254,712

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 brick exterior construction with 3,440 square feet of living area. The dwelling was constructed in 1964. Features of the home include a basement with a recreation room, central air conditioning, two fireplaces and a 576 square foot garage. The property also has 504 square foot inground swimming pool. The property has a 20,100 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 10 comparable properties located within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 20,900 to 23,500 square feet of land area. The comparables are improved with two-story dwellings of wood siding, brick or brick and wood siding exterior construction ranging in size from 2,744 to 3,842 square feet of living area. The dwellings were built from 1961 to 1973. The comparables

each have a basement, three of which have recreation rooms. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 420 to 650 square feet of building area. One comparable has an inground swimming pool. The appellant provided sales data for comparables #1 through #7, #9 and #10. These nine properties sold from December 2017 to August 2019 for prices ranging from \$500,000 to \$895,000 or from \$156.59 to \$271.97 per square foot of living area, including land. As part of the submission, the appellant provided the MLS listing sheets associated with the sales of comparables #2, #4 and #5. The appellant also noted the differences between the comparables and the subject property. Based on this evidence, the appellant requested the subject's assessment be reduced to \$236,190, which would reflect a market value of \$708,641 or \$206.00 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 \$254,712. The subject's assessment reflects a market value of \$774,436 or \$225.13 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 located within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 20,060 to 59,240 square feet of land area. The comparables are improved with 1.5-story or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,407 to 3,796 square feet of living area. The dwellings were built from 1944 to 1963 with comparables #2 and #3 having reported effective ages of 2004 and 1975, respectively. The board of review reported that one comparable has a concrete slab foundation and two comparables each have a basement, one of which has a recreation room. Each comparable has central air conditioning, a fireplace and a garage that ranges in size from 484 to 1,328 square feet of building area. One comparable has an inground swimming pool and one comparable has a green house. The properties sold in March and April 2019 for prices ranging from \$1,043,500 to \$1,350,000 or from \$281.72 to \$396.24 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 13 suggested comparable properties for the Board's consideration. Sales data was provided for 12 of the comparables. The Board has given no weight to the appellant's comparable #8 as no sales data was provided for this comparable to address the appellant's overvaluation argument. The Board has given less weight to the appellant's comparables #4 and #10 due to their smaller dwelling sizes when compared to the subject. The Board has given

reduced weight to board of review comparable #2 due to its newer effective age of 2004 when compared to the subject's effective age of 1964 and to board of review comparable #3 which differs from the subject in that it has a considerably larger site size and the dwelling lacks a basement.

The Board finds the best evidence of market value to be the parties' remaining comparable sales. These comparables are relatively similar to the subject in location, dwelling size, design, age and some features, except none of the comparables have an inground swimming pool, like the subject. The comparables sold from December 2017 to August 2019 for prices ranging from \$500,000 to \$1,043,500 or from \$156.59 to \$281.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$774,436 or \$225.13 per square foot of living area, including land, which falls within the range established by the 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 comparables for differences from 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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