



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

APPELLANT: Dennis O'Connell
DOCKET NO.: 19-04754.001-R-1
PARCEL NO.: 16-10-410-028

The parties of record before the Property Tax Appeal Board are Dennis O'Connell, 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: \$16,419
IMPR.: \$129,166
TOTAL: \$145,585

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 one-story condominium of brick exterior construction with 2,400 square feet of living area. The dwelling was built in 1885 and has an effective year built of 1995 due to remodeling in 2003. Features of the home include a concrete slab foundation, central air conditioning and a fireplace. The property is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on two comparable sales located within .20 miles from the subject.¹ Each comparable is described as a one-story condominium with a brick exterior that has either 2,141 or 2,703 square feet of living area. Each condominium was built in 1885 and

¹ The Board finds the appellant did not provide sales data for comparable #2. Therefore, the Board will not further consider this comparable in the analysis as it does not address the appellant's overvaluation argument.

has an effective year built of 1995 or 2002. Other features of each comparable include a concrete slab foundation, central air conditioning and a fireplace. Comparable #3 has a 400 square foot garage. The comparables sold in August 2018 and February 2019 for prices of \$445,000 and \$490,000 or for \$164.63 and \$228.87 per square foot living area, including land, respectively. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$183,078. The subject's assessment reflects a market value of \$556,637 or \$231.93 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 outside the subject neighborhood. The comparables are described as two-story condominiums of brick exterior construction that were built in 1885 and each has an effective year built of 1995. The condominiums have 2,206 or 2,314 square feet of living area. Each comparable has a basement with a recreation room, central air conditioning, and a fireplace. Comparable #2 has a 462 square foot garage. The comparables sold in February 2019 and October 2017 for prices of \$525,000 and \$565,000 or for \$226.88 and \$256.12 per square foot of living area, including land, respectively. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains four suggested comparable sales for the Board's consideration. The Board gave less weight to the board of review comparables which have basement foundations when compared to the subject's concrete slab foundation. Furthermore, board of review comparable #2 sold 14 months prior to the January 1, 2019 assessment date and is less likely to be reflective of market value.

The Board finds the best evidence of market value to be the appellant's comparables which sold proximate in time to the assessment date at issue and are relatively similar to the subject in style, age, dwelling size, and some features. The comparables sold in August 2018 and February 2019 for prices of \$445,000 and \$490,000 or for \$164.63 and \$228.87 per square foot living area, including land, respectively. The subject's assessment reflects a market value of \$556,637 or \$231.93 per square foot of living area, including land, which falls above the prices of the two best comparable sales in this record both on overall and per square foot bases. After considering adjustments to the best comparable sales for differences when compared to the subject, the Board

finds the estimated market value as reflected by the assessment is not supported and a reduction in the subject's assessment commensurate with the appellant's request is 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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