



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

APPELLANT: David Loes
DOCKET NO.: 19-04835.001-R-1
PARCEL NO.: 09-21-206-005

The parties of record before the Property Tax Appeal Board are David Loes, 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: \$18,471
IMPR.: \$93,925
TOTAL: \$112,396

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 of vinyl siding exterior construction with 2,859 square feet of living area. The dwelling was constructed in 2006. Features of the home include a full walkout basement, central air conditioning, a fireplace, and a 906 square foot garage. The property has an approximately 39,260 square foot site and is located in Island Lake, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales, three comparables presented in a grid analysis and a Multiple Listing Service (MLS) listing sheet for a fourth comparable.¹ Three comparables are located in Island Lake from 0.12 of a mile to 1.97 miles from the subject, one of

¹ Although the MLS listing sheet is referenced by the appellant as relating to comparable #3, the MLS listing sheet is for a different property, numbered herein as comparable #4.

which is located within the same assessment neighborhood code as the subject, and one comparable is located in Wauconda. The parcels range in size from 10,800 to 40,619 square feet of land area² and are improved with 2-story homes of vinyl or wood siding exterior construction reportedly ranging in size from 2,532 to 3,388 square feet of living area. The dwellings were built from 1985 to 2007, with the oldest home having an effective age of 1996. Each home has a basement, two of which have finished area and one of which is a walkout basement. Three homes each have one or three fireplaces. Each home has central air conditioning and a garage ranging in size from 540 to 864 square feet of building area. The comparables sold from February 2017 to May 2019 for prices ranging from \$325,000 to \$372,500 or from \$100.35 to \$140.21 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment to \$101,640 which would reflect a market value of \$304,950 or \$106.66 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$112,396. The subject's assessment reflects a market value of \$341,733 or \$119.53 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 five comparable sales presented in two grid analyses,³ together with a grid analysis of the appellant's comparables. Comparable #1 is the same property as the appellant's comparable #4. The comparables are located in Island Lake or McHenry from 0.16 to 0.83 of a mile from the subject. The parcels range in size from 10,030 to 40,610 square feet of land area and are improved with 2-story homes of brick, vinyl siding, or wood siding exterior construction ranging in size from 2,360 to 2,650 square feet of living area. The dwellings were built from 1978 to 2001, with comparable #1 having an effective age of 1996. Each home has a basement, two of which have finished area and one of which is a walkout basement. Other features of the homes include central air conditioning, one to three fireplaces, and a garage ranging in size from 447 to 864 square feet of building area. The comparables sold from September 2016 to October 2019 for prices ranging from \$273,000 to \$373,500 or from \$115.09 to \$141.80 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.

² Additional details regarding comparable #4, which is common to both parties, are found in the grid analysis presented by the board of review.

³ The first grid analysis contains four comparables and the second grid analysis contains three comparables, where comparables #1 and #2 in the first grid analysis are the same properties as comparables #1 and #2 in the second grid analysis; consequently, comparable #3 in the second grid analysis is renumbered as comparable #5.

The record contains a total of eight comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3 and the board of review's comparable #2, due to significant differences from the subject in dwelling size, age, and/or lot size. The Board gives less weight to the appellant's comparable #1 and the board of review's comparable #5, which sold less proximate in time to the January 1, 2019 assessment date than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #4/board of review's comparable #1 and the board of review's comparable #3, which are relatively similar to the subject in dwelling size, age/effective age, lot size, and some features. These most similar comparables sold in August 2018 and May 2019 for prices of \$305,000 and \$355,000 or \$115.09 and \$140.21 per square foot of living area, including land. The subject's assessment reflects a market value of \$341,733 or \$119.53 per square foot of living area, including land, which is bracketed by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best 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: September 20, 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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