



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

APPELLANT: Elizabeth Chambers
DOCKET NO.: 19-04950.001-R-1
PARCEL NO.: 13-35-407-002

The parties of record before the Property Tax Appeal Board are Elizabeth Chambers, 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: \$21,620
IMPR.: \$88,996
TOTAL: \$110,616

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 1.5-story dwelling of vinyl siding exterior construction with 1,441 square feet of living area.¹ The dwelling was constructed in 1993. Features of the home include a basement with finished area, central air conditioning and a 315 square foot garage. The property has a 7,105 square foot site and is located in Barrington, Cuba 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 sales located within 0.08 of a mile from the subject property. The comparables have sites that range in size from 7,306 to 9,057 square feet of land area and are improved with 1-story, 1.5-story or 2-story dwellings of frame exterior

¹ The Board finds the best evidence of the subject's dwelling size was found in the subject's property record card, submitted by the board of review, which contains a sketch of the subject improvements including measurements. The slight difference in the parties' dwelling size for the subject shall not impact the Board's decision.

construction that range in size from 873 to 1,614 square feet of living area. The dwellings were built from 1928 to 1945. Each comparable has a basement, one with finished area and one or two garages ranging in size from 315 to 804 square feet of combined building area. Two comparables have central air conditioning. Comparable #2 also has 360 square feet of finished attic area. The properties sold from October 2017 to November 2018 for prices ranging from \$201,450 to \$270,000 or from \$167.29 to \$230.76 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$84,232 which reflects a market value of \$252,721 or \$175.38 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 \$110,616. The subject's assessment reflects a market value of \$336,321 or \$233.39 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 0.81 of a mile from the subject property. The comparables have sites that range in size from 6,810 to 19,260 square feet of land area and are improved with 1.5-story or split-level dwellings of wood siding or brick and wood siding exterior construction that range in size from 1,121 to 1,712 square feet of living area. The homes were built from 1962 to 1965. One comparable has a basement with finished area and two comparables each have a lower level with finished area. Each comparable has central air conditioning and a garage ranging in size from 506 to 621 square feet of building area. Two comparables each have one fireplace. The properties sold from October 2018 to June 2019 for prices ranging from \$225,000 to \$473,500 or from \$194.36 to \$276.58 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. The Board gives less weight to the appellant's comparables #1 and #2 along with board of review comparable #1 which differ from the subject in dwelling size, site size and/or sold in 2017, less proximate in time to the January 1, 2019 assessment date at issue than other comparables in the record.

The Board finds the remaining comparables are relatively similar to the subject in location, land area, dwelling size and sold more proximate to the January 1, 2019 assessment date, however, they have varying degrees of similarity to the subject in age, design and features. These comparables sold from October 2018 to March 2019 for prices ranging from \$207,000 to

\$255,000 or from \$186.65 to \$200.71 per square foot of living area, including land. The subject's assessment reflects a market value of \$336,321 or \$233.39 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record on both an overall and per square foot basis. Given these comparables are from 28 to 63 years older than the subject and each has a smaller dwelling size when compared to the subject, a value above the range established by the best comparables in the record appears to be logical. 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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