



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

APPELLANT: Vernon Smith
DOCKET NO.: 19-04986.001-R-1
PARCEL NO.: 12-17-211-001

The parties of record before the Property Tax Appeal Board are Vernon Smith, 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: \$35,232
IMPR.: \$117,268
TOTAL: \$152,500

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 wood siding exterior construction with 2,572 square feet of living area. The dwelling was constructed in 1987. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 400 square foot garage.¹ The property has a 12,060 square foot site and is located in Lake Bluff, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight comparable properties, seven of which had recent sales. Comparable #3 lacked any recent sale information and shall not be further analyzed or discussed.

¹ The Board finds the best description of the subject's basement and garage was found in the property record card, submitted by the board of review, which included a sketch of the improvements and identified a basement and a basement garage with 982 and 400 square feet of area, respectively.

The seven comparable sales are located from 0.03 of a mile to 1.71 miles from the subject property with one comparable located in the same assessment neighborhood code as the subject. The comparables have sites that range in size from 4,870 to 16,950 square feet of land area and are improved with 1-story or 2-story dwellings of wood siding or brick and wood siding exterior construction that range in size from 2,224 to 2,850 square feet of living area. The dwellings were built from 1987 to 1996. Each comparable has a finished basement, central air conditioning, one to three fireplaces and a garage ranging in size from 420 to 639 square feet of building area. The properties sold from July 2018 to May 2019 for prices ranging from \$370,000 to \$449,000 or from \$142.42 to \$184.62 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$129,480 which reflects a market value of \$388,479 or \$151.04 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 \$166,650. The subject's assessment reflects a market value of \$506,689 or \$197.00 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 0.22 of a mile from the subject property and in the same assessment neighborhood code as the subject property. Board of review comparable #2 is the same property as the appellant's comparable #1. The comparables have sites that range in size from 7,780 to 16,950 square feet of land area and are improved with 1.75-story or 2-story dwellings of wood siding exterior construction that range in size from 1,733 to 2,850 square feet of living area. The homes were built in 1987 or 1993. Each comparable has a basement, two with finished area and a garage ranging in size from 460 to 560 square feet of building area. Two comparables each have central air conditioning and one or two fireplaces. The properties sold from June to December 2018 for prices ranging from \$449,000 to \$460,000 or from \$157.54 to \$259.67 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains nine comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to the appellant's comparables #2 and #4 through #8 which are located more than one mile from the subject property.

The Board finds the best evidence of market value to be the appellant's comparable #1 and board of review comparables which are more similar to the subject in location, age and some features.

These comparables sold from June to December 2018 for prices ranging from \$449,000 to \$460,000 or from \$157.54 to \$259.67 per square foot of living area, land included. The subject's assessment reflects a market value of \$506,689 or \$197.00 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record on an overall basis and within the range on a per square foot basis. After considering adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment 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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