



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

APPELLANT: Cynthia Ullrich
DOCKET NO.: 19-05017.001-R-1
PARCEL NO.: 10-19-401-009

The parties of record before the Property Tax Appeal Board are Cynthia Ullrich, 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: \$30,091
IMPR.: \$119,045
TOTAL: \$149,136

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-story dwelling of brick exterior construction with 3,160 square feet of living area. The dwelling was constructed in 1984. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 962 square foot garage. The property has a 177,650 square foot site with a lake/golf view and is located in Mundelein, Fremont 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 from 0.65 of a mile to 1.18 miles from the subject property. The comparables have sites that range in size from 88,430 to 101,490 square feet of land area and are improved with 1-story dwellings of brick or wood siding exterior construction that range in size from 2,358 to 2,868 square feet of living area. The dwellings were built from 1968 to 1987. Each comparable has a basement, one with finished

area, central air conditioning and one or two garages ranging in size from 600 to a total of 926 square feet of building area. Two of the comparables each have one fireplace. Comparable #1 also features an inground swimming pool. The properties sold from February to August 2019 for prices ranging from \$350,000 to \$421,500 or from \$132.19 to \$148.43 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$134,813 which reflects a market value of \$404,479 or \$128.00 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 \$149,136. The subject's assessment reflects a market value of \$453,439 or \$143.49 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 six comparable sales located from 0.04 of a mile to 2.25 miles from the subject property. Board of review comparable #3 is the same property as the appellant's comparable #1. For ease of reference, comparables on page two have been renumbered as comparables #5 and #6. The comparables have sites that range in size from 40,500 to 217,800 square feet of land area and are improved with 1-story or 1.5-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 2,003 to 3,267 square feet of living area. The homes were built from 1981 to 2004. Four comparables are reported to have a basement, with one having finished area and one comparable is reported to have a lower level with finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 650 to 1,040 square feet of building area. Comparables #3 and #6 also feature an inground swimming pool. The properties sold from September 2016 to August 2020 for prices ranging from \$336,000 to \$642,500 or from \$146.67 to \$196.66 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 record contains eight comparable sales for the Board's consideration as one property was common to both parties. The Board gives less weight to the appellant's comparable #3 along with board of review comparables #1, #2, #4, #5 and #6 which are located greater than two miles from the subject property, sold in 2016, 2017 or August 2020, less proximate in time to the January 1, 2019 assessment date at issue and/or differ from the subject in age.

The Board finds the best evidence of market value to be the remaining two comparables which sold more proximate to the January 1, 2019 assessment date and are similar to the subject in location, age and design. However, these two best comparables present varying degrees of similarity to the subject in site size, dwelling size and other features, suggesting adjustments are needed to make these properties more equivalent to the subject. These comparables sold in February and July 2019 for prices of \$421,500 and \$350,000 or for \$146.97 and \$148.43 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$453,439 or \$143.49 per square foot of living area, including land, which falls above the two best comparable sales in this record on an overall basis and below the two best comparables on a per square foot basis. Given the subject's larger dwelling and site sizes, when compared to the two best comparables in the record, a higher overall value and lower per square foot value appear 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: March 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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