



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

APPELLANT: Marilyn Poulos
DOCKET NO.: 19-05032.001-R-1
PARCEL NO.: 10-33-303-049

The parties of record before the Property Tax Appeal Board are Marilyn Poulos, 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: \$23,999
IMPR.: \$99,001
TOTAL: \$123,000

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 is improved with a two-story dwelling of brick exterior construction with 3,075 square feet of living area. The dwelling was built in 2007. Features of the home include an unfinished full basement, central air conditioning, one fireplace and a two-car attached garage with 499 square feet of building area. The property has a 12,880 square foot site and is located in Hawthorn Woods, Freemont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,082 to 3,279 square feet of living area. The homes were built from 2004 to 2010. Each comparable has a full basement with four being finished with recreation rooms. Each property has central air conditioning, one fireplace and an attached garage ranging in size from 424 to 525 square feet of

building area. Each comparable is located in the same assessment neighborhood as the subject property with sites ranging in size from 12,600 to 23,870 square feet of land area. The sales occurred from March 2016 to May 2019 for prices ranging from \$360,000 to \$415,000 or from \$112.08 to \$134.13 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$122,550.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$135,286. The subject's assessment reflects a market value of \$411,329 or \$133.77 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. Board of review comparable #1 is a subsequent sale of appellant's comparable #9. The comparable sold in May 2019 for a price of \$455,500 or \$142.92 per square foot of living area, including land. Board of review comparable #2 is improved with a two-story dwelling with a brick and wood siding exterior built in 2009 with 3,445 square feet of living area. The dwelling has a full unfinished basement, central air conditioning, two fireplaces, and an attached garage with 424 square feet of building area. The property has the same assessment neighborhood code as the subject property with a site that has 12,600 square feet of land area. The property sold in February 2019 for a price of \$405,000 or \$117.56 per square foot of living area, including land. The board of review requested the assessment be sustained.

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 eleven sales presented by the parties to support their respective positions. The Board gives less weight to appellant's comparable #9 as the property sold in March 2016, not as proximate in time to the assessment date as the remaining comparables in the record. The Board gives less weight to appellant's comparables #4, #5, #7, and #8 as each property has a basement with a recreation room, unlike and superior to the subject's unfinished basement. The Board gives less weight to board of review comparable #1 as the price seems to be an outlier when compared to other similar comparables in the record. The Board gives less weight to board of review comparable #2 as the property is improved with a dwelling that is approximately 12% larger than the subject dwelling. The Board finds the best evidence of market value to be appellant's comparable sales #1, #2, #3 and #6. These four comparables sold for prices ranging from \$360,000 to \$405,000 or from \$112.08 to \$130.69 per square foot of living area, including land. The subject's assessment reflects a market value of \$411,329 or \$133.77 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence 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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