



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

APPELLANT: Michael Cook
DOCKET NO.: 19-05048.001-R-1
PARCEL NO.: 10-35-303-006

The parties of record before the Property Tax Appeal Board are Michael Cook, 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: \$38,041
IMPR.: \$217,159
TOTAL: \$255,200

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 two-story dwelling of brick exterior construction with 5,714 square feet of living area. The dwelling was constructed in 2006. Features of the home include an unfinished walk out basement, central air conditioning, three fireplaces, an inground swimming pool and a 1,202 square foot garage. The property has an 85,960 square foot site 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 five comparable sales located from .55 to 2.22 miles from the subject. One comparable is located within the same neighborhood as the subject. The comparables have sites that range in size from 40,080 to 57,790 square feet of land area and are improved with two-story dwellings of brick, wood siding, or wood siding and brick exterior construction that were built from 1999 to 2006. The dwellings range in size from 4,575 to 6,645

square feet of living area. The comparables have basements, three of which have recreation rooms and one is a walk out. Each comparable has central air conditioning, one to four fireplaces and a garage ranging in size from 774 to 1,878 square feet of building area. Four comparables have inground swimming pools. The appellant asserted comparables #2 and #5 are waterfront properties with higher land values than the subject. The comparables sold from February 2018 to March 2019 for prices ranging from \$540,000 to \$800,000 or from \$105.74 to \$143.17 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$255,200. The subject's assessment reflects a market value of \$775,920 or \$135.79 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 located within the same neighborhood as the subject. Board of review comparable #5 is a duplicate of appellant's comparable #3. The comparables have sites ranging in size from 57,790 to 128,350 square feet of land area and are improved with two-story dwellings of brick, wood siding, brick and stucco, or brick and wood siding exterior construction that were built from 1993 to 2002. The dwellings range in size from 4,948 to 8,644 square feet of living area. The comparables have basements, three of which have recreation rooms and one is a walk out. Each comparable has central air conditioning, one to six fireplaces, and a garage ranging in size from 1,018 to 1,984 square feet of building area. Three comparables have inground swimming pools and one comparable has an enclosed frame porch. The comparables sold from March 2019 to June 2020 for prices ranging from \$640,000 to \$1,180,000 from \$129.35 to \$166.49 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.

The record contains nine suggested comparable sales for the Board's consideration as one comparable was common to both parties. The Board gives less weight to appellant's comparables #1, #2, #4 and #5 due to a difference in location, dwelling size and/or finished basement area when compared to the subject. The Board gives less weight to the board of review comparables #1, #2 and #3 due to a difference in dwelling size, lot size, and/or finished basement area when compared to the subject. In addition, board of review comparable #3 sold 18 months after the January 1, 2019 assessment data and is less likely to be reflective of market value.

The Board finds the best evidence of market value to be the parties' common comparable and board of review comparable #4. These two comparables overall are more similar to the subject in location, style, age, dwelling size and most features. These comparables sold in December and March 2019 for prices of \$700,000 and \$640,000 or for \$140.85 and \$129.35 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$775,920 or \$135.79 per square foot of living area, including land, which is bracketed by the two best comparables on a price per square foot basis but higher on overall market value. The higher overall value is justified when considering the subject's larger site size and larger dwelling size. Therefore, after considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and 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:

April 19, 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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