



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

APPELLANT: Janet Nichols
DOCKET NO.: 19-05057.001-R-1
PARCEL NO.: 14-02-101-048

The parties of record before the Property Tax Appeal Board are Janet Nichols, 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: \$35,841
IMPR.: \$139,141
TOTAL: \$174,982

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 and frame exterior construction containing 3,986 square feet of living area.¹ The dwelling was built in 2000. Features of the home include a full basement that is partially finished,² central air conditioning, one fireplace and a three-car attached garage with approximately 651 square feet of building area. The property has a site with approximately 16,120 square feet of land area and is located in Long Grove, Ela Township, Lake County.

¹ The Board finds the best evidence the subject dwelling's size to be contained in the appellant's appraisal that includes a schematic diagram with measurements for each floor as well as the calculations.

² The appellant's appraiser describes the basement as being 80% finished with a recreation room, bedroom and bathroom.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$475,000 as of November 27, 2017. The appraisal was prepared by Richard Kempf, a certified residential real estate appraiser. In estimating the market value of the subject property Kempf developed the sales comparison approach to value composed of six comparables with four being actual sales and two being listings. The comparables were improved with two-story dwellings of brick and frame, frame and concrete, or vinyl exterior construction ranging in size from 2,861 to 3,668 square feet of living area. The comparables ranged in age from 15 to 18 years old. Each comparable has a full basement with four having finished area, central air conditioning, one fireplace and either a two-car or a three-car garage. The comparables have sites ranging in size from 9,583 to 17,424 square feet of land area and are located within .27 of a mile from the subject property. Comparables #1 through #4 sold from April to November 2017 for prices ranging from \$452,000 to \$530,000 or from \$128.41 to \$157.99 per square foot of living area, including land. Comparables #5 and #6 are listings with prices of \$539,000 and \$488,000 or \$146.95 and \$145.15 per square foot of living area, including land, respectively. The comparables were adjusted for differences from the subject, concessions, and/or being a listing to arrive at adjusted prices ranging from \$472,000 to \$485,500. The appraiser arrived at an estimated value of \$475,000 or \$119.17 per square foot of living area, including land.

The appellant also submitted information on four comparable sales with comparable #3 being the same property as appraisal comparable #6, a listing. The comparables sales are improved with two-story dwellings of frame construction ranging in size from 3,362 to 3,756 square feet of living area. The homes were built from 2000 to 2002. Each comparable has an unfinished basement, central air conditioning, one fireplace, and an attached garage ranging in size from 542 to 688 square feet of building area. The comparables are located in the same neighborhood as the subject property with sites ranging in size from 9,583 to 13,068 square feet of land area. The sales occurred from February 2018 to July 2018 for prices ranging from \$371,000 to \$450,000 or from \$104.48 to \$130.47 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$161,105.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$174,982. The subject's assessment reflects a market value of \$532,022 or \$133.47 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 four comparable sales improved with two-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,220 to 3,880 square feet of living area. The homes were built from 1999 to 2002. Each comparable has a full basement with one being finished with a recreation room, central air conditioning, one fireplace, and an attached garage ranging in size from 620 to 736 square feet of building area. Comparables #1 and #2 both have inground swimming pools. The comparables are located from 569 to 1,011 feet from the subject with two comparables being in the same neighborhood as the subject property. The comparables have sites ranging in size from 8,710 to 28,310 square feet of land area. The sales occurred from April 2018 to July 2019 for prices ranging from \$480,000 to \$590,000 or from \$139.86 to \$152.06 per square foot of living area, including land.

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.

First, the Board gives less weight to the appraisal submitted by the appellant as the effective date of the report is November 27, 2017, slightly more than one year prior to the assessment date at issue. Additionally, the four sales used in the report occurred from approximately 11 months to 20 months prior to the assessment date at issue. Due to the effective date of the appraisal and the dates of the sales, the Board finds the estimate of market value is not a credible or reliable indication of fair cash value as of January 1, 2019.

The record also contains eight sales presented by the parties to support their respective positions. The comparables are relatively similar to the subject in location, style, age, and features with the exception each comparable is smaller than the subject dwelling and only one comparable has finished basement area as does the subject property. The Board finds the comparables would require upward adjustments for these inferior features in relation to the subject property. The Board finds that board of review comparables #1 and #2 have swimming pools while the subject has no swimming pool, suggesting a downward adjustment to the comparables for this difference would be appropriate. These eight properties sold from February 2018 to July 2019 for prices ranging from \$371,000 to \$590,000 or from \$104.48 to \$155.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$532,022 or \$133.47 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported considering the subject's dwelling size and differences in features. Based on this record the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the 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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