



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

APPELLANT: Terrill Laughton
DOCKET NO.: 19-05072.001-R-1
PARCEL NO.: 12-33-402-009

The parties of record before the Property Tax Appeal Board are Terrill Laughton, 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: \$202,602
IMPR.: \$120,186
TOTAL: \$322,788

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 brick exterior construction with 3,312 square feet of living area. The dwelling was constructed in 1970. Features of the home include a basement, central air conditioning, a fireplace, and a 528 square foot garage. The property has an approximately 44,000 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales. The comparables are located from 0.36 to 1.06 miles from the subject property and one of the comparables is located within the same assessment neighborhood code as the subject property. The parcels range in size from 45,300 to 106,290 square feet of land area and are improved with 1-story to 2-story homes of brick or wood siding exterior construction ranging in size from 3,101 to 7,645 square feet of

living area. The dwellings were built from 1890 to 1979 with comparable #4 built in 1929 having an effective age of 1943. Each of the homes has a basement, two of which each have a recreation room, and one to six fireplaces. Five of the homes each have central air conditioning and five of the homes each have a garage ranging in size from 275 to 1,181 square feet of building area. Comparable #5 has both a 275 square foot attached garage and a 725 square foot detached garage. Comparable #3 has a greenhouse. The comparables sold from August 2018 to May 2019 for prices ranging from \$862,500 to \$2,350,000 or from \$177.98 to \$378.91 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$234,025 which would reflect a market value of \$702,145 or \$212.00 per square foot of living area, including land, at 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 \$322,788. The subject's assessment reflects a market value of \$981,417 or \$296.32 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. The comparables are located from 0.12 to 0.70 of a mile from the subject property and one of the comparables is located within the same assessment neighborhood code as the subject property. The parcels range in size from 10,110 to 70,380 square feet of land area and are improved with 1.5-story to 2-story homes of brick or wood siding exterior construction ranging in size from 2,899 to 4,041 square feet of living area. The dwellings were built from 1927 to 1986 with comparable #2 built in 1927 having an effective age of 1946. Each of the homes has a basement, four of which each have a recreation room, one to four fireplaces, and a garage ranging in size from 420 to 528 square feet of building area. Four of the comparables each have central air conditioning. The comparables sold from March 2018 to December 2019 for prices ranging from \$967,500 to \$1,275,000 or from \$305.40 to \$379.44 per square foot of living area, including land.

The board of review also submitted a letter arguing that the appellant's comparables differ from the subject in location, dwelling size, style, and/or age.

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 a total of eleven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables and to the board of review's comparables #2, #3, and #5, due to differences from the subject in dwelling size, age, and/or dwelling style.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #4, which are relatively similar to the subject in dwelling size, age, style, and some features. These most similar comparables sold in May 2019 and August 2019 for prices of \$967,500 and \$1,100,000 or \$305.40 and \$379.44 and per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$981,417 or \$296.32 per square foot of living area, including land, which is bracketed by the two best comparable sales in terms of total market value and below the best comparables on a price per square foot basis, which is logical because the subject has a larger home than the best comparables and does not have a recreation room like the best comparables feature. Based on this evidence and after considering appropriate adjustments to the best comparable for differences when compared to 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Terrill Laughton, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085