



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

APPELLANT: Jeff Kuchman
DOCKET NO.: 19-05126.001-R-2
PARCEL NO.: 12-34-101-023

The parties of record before the Property Tax Appeal Board are Jeff Kuchman, 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: \$282,384
IMPR.: \$713,423
TOTAL: \$995,807

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 stucco exterior construction with 6,836 square feet of living area.¹ The dwelling was constructed in 2009. Features of the home include a full basement, that is 80% finished, four fireplaces, a built-in 6-car garage and an inground swimming pool. The property has a 1.28-acre site, or approximately 55,760 square feet of land area, 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 an appraisal estimating the subject property had a market value of \$2,520,000 as of September 18, 2018. The appellant's appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject property.

¹ The Board finds the best evidence of the subject's description is within the appellant's appraisal, as the appraiser disclosed an interior and exterior inspection was completed on September 18, 2018.

The appellant's appraiser selected five comparable properties that are located from .20 to .88 of a mile from the subject property. The comparables have sites ranging in size from 1.05 to 2.08 acres of land area that are improved with 2-story or 3-story dwellings that range in size from 5,667 to 8,119 square feet of living area. The homes range in age from 0 to 91 years old and have other features with varying degrees of similarity to the subject. Comparables #1, #2 and #3 sold from December 2017 to July 2018 for prices ranging from \$2,366,600 to \$2,700,000 or from \$291.49 to \$441.15 per square foot of living area, including land. Comparables #4 and #5 were listings with asking prices of \$2,870,000 and \$3,485,000 or \$498.52 and \$438.97 per square foot of living area, including land, respectively. After adjusting the comparable sales and listings for differences when compared to the subject, the appellant's appraiser estimated the subject had a market value of \$2,520,000 as of September 18, 2018.

As an alternative overvaluation argument, the appellant submitted information on four comparable properties that are located from .25 to .95 of a mile from the subject, with comparable #4 located within the same neighborhood code as the subject. The appellant's grid comparable #1 is the same property as the appellant's appraisal sale #1. The comparables have sites ranging in size from 51,840 to 69,700 square feet of land area that are improved with 1-story, 1.75-story or 2-story dwellings containing from 6,410 to 8,119 square feet of living area. The dwellings were built from 1990 to 2006 and have other features with varying degrees of similarity to the subject. Three of the comparables sold from May 2016 to June 2019 for prices ranging from \$2,000,000 to \$3,850,000 or from \$291.49 to \$492.45 per square foot of living area, including land. The appellant's submission included a brief noting the differences of the appellant's comparables, when compared to the subject.

Based on this evidence the appellant requested that the subject's assessment be reduced to \$768,656.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$995,807. The subject's assessment reflects a market value of \$3,027,689 or \$442.90 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 that are located .95 of a mile and 1.30 miles from the subject and within the same neighborhood code as the subject. The board of review's comparable #2 is the same property as the appellant's grid comparable #4. The comparables have sites with 59,950 or 69,440 square feet of land area that are improved with 1.75-story or 2-story dwellings containing 5,333 or 7,818 square feet of living area. The dwellings were built in 2006 and have other features with varying degrees of similarity to the subject. The comparables sold in August 2017 and June 2019 for prices of \$3,600,000 and \$3,850,000 or \$675.04 and \$492.45 per square foot of living area, including land, respectively.

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.

As an initial matter regarding the appellant's appraisal, the Board gives less weight to the value conclusion due to the appraiser's lack of adjustments for the dwellings that are older than the subject. In addition, the appraiser selected a dwelling that is 91 years old, when compared to the 9-year-old subject, when the board of review submitted a similar comparable with a 13-year-old dwelling that was available for selection by the appraiser.

The record contains a total of nine comparable properties for the Board's consideration. The Board gives less weight to the appellant's appraisal sale #3 due to its significantly older age, when compared to the subject. The Board gives less weight to the appellant's grid comparable #2 due to its sale date occurring greater than 31 months prior to the January 1, 2019 assessment date at issue. The Board also gives less weight to the appellant's grid comparable #3 due to the lack of recent sales data, which is required to support an overvaluation argument.

The Board finds the best evidence of market value to be the appellant's appraisal sales #1 and #2, which includes the appellant's grid comparable #1, the appellant's appraisal listings #4 and #5, the appellant's grid comparables #1 and #4, as well as the board of review's comparables #1 and #2, which includes the appellant's grid comparable #4. These comparables are similar to the subject in location, style and some features. However, several of the best comparables are considerably older than the subject and several differ considerably in size, when compared to the subject. Nevertheless, four of the best comparables sold for prices ranging from \$2,366,600 to \$3,850,000 or from \$291.49 to \$675.04 per square foot of living area, including land. The appellant's appraisal listings #4 and #5 have asking prices of \$2,870,000 and \$3,485,000 or \$498.52 and \$438.97 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$3,027,689 or \$442.90 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record and between the asking prices of the comparable listings in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on the evidence in this record, the Board finds a reduction in the subject's assessment is not warranted.

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: June 21, 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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