



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

APPELLANT: Michael Galloway
DOCKET NO.: 19-05168.001-R-1
PARCEL NO.: 14-21-314-007

The parties of record before the Property Tax Appeal Board are Michael Galloway, 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: \$ 20,265
IMPR.: \$133,144
TOTAL: \$153,409

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 frame with brick trim exterior construction with 3,034 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 462 square foot garage. The property has an 8,651 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located in the same assessment neighborhood code as the subject and within .43 of a mile from the subject. The parcels range in size from 10,713 to 15,193 square feet of land area which are improved with two-story dwellings of frame or frame with brick trim exterior construction. The homes were built in either 1987 or 1989, with one of the older homes having an effective age of 1990. The homes range in size

from 2,430 to 2,972 square feet of living area. Each comparable has an unfinished full or partial basement, central air conditioning, a fireplace and a garage containing either 420 or 440 square feet of building area. The comparables sold from July 2018 to March 2019 for prices ranging from \$325,000 to \$445,000 or from \$133.74 to \$165.06 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced total assessment of \$130,449, which would reflect a market value of \$391,386 or \$129.00 per square foot of living area, including land, when applying 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 \$153,409. The subject's assessment reflects a market value of \$466,431 or \$153.73 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, where board of review comparables #1 and #3 are the same properties as appellant's comparables #2 and #1, respectively. Three of the comparables are located in the same assessment neighborhood code as the subject and each of the comparables are within .42 of a mile from the subject. The parcels range in size from 10,210 to 21,080 square feet of land area which are improved with two-story dwellings of wood siding exterior construction. The homes were built from 1987 to 1995, with the oldest dwelling having a reported effective age of 1990. The dwellings range in size from 2,696 to 2,972 square feet of living area. Each comparable has an unfinished full or partial basement, central air conditioning, a fireplace and a garage ranging in size from 420 to 506 square feet of building area. The comparables sold from October 2018 to October 2019 for prices ranging from \$400,000 to \$487,500 or from \$134.59 to \$166.95 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 parties submitted a total of five comparable sales, two of which were common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparable #3 and the board of review comparable #4 which each appear to be low-end and high-end outliers compared to the other comparables in the record.

The Board finds the best evidence of market value to be the board of review comparable sales #1, #2 and #3 which includes the two common properties presented by the appellant. These three properties are most similar to the subject in location, age, size and most features. These comparables sold from October 2018 to October 2019 for prices ranging from \$400,000 to

\$445,000 or from \$134.59 to \$165.06 per square foot of living area, including land. The subject's assessment reflects a market value of \$466,431 or \$153.73 per square foot of living area, including land, which is above the range established by the best comparable sales in this record in terms of overall value but within the range on a per-square-foot basis which the Board finds is logical given that the subject dwelling is larger than each of the best comparables in the record resulting in a higher overall value. Based on this evidence and after considering adjustments to the best comparables 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: 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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