



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

APPELLANT: Frank Ross
DOCKET NO.: 19-05170.001-R-1
PARCEL NO.: 14-21-216-015

The parties of record before the Property Tax Appeal Board are Frank Ross, 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: \$ 24,543
IMPR.: \$129,681
TOTAL: \$154,224

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 2,677 square feet of living area. The dwelling was constructed in 1991. Features of the home include a full basement of 1,289 square feet of building area, central air conditioning, a fireplace and a 483 square foot garage. The property has an 11,488 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 eight comparable sales on two grid sheets where, for ease of reference, the second page was re-numbered as comparables #6, #7 and #8. The comparables are located in the same assessment neighborhood code as the subject and within .23 of a mile from the subject. The parcels range in size from 9,174 to 15,907 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 from 1987 to 1992 and range in size from 2,401 to 2,709 square feet of living area. Each comparable has a full or partial basement ranging in size from 725 to 1,352 square feet of building area, central air conditioning and a garage ranging in size from 440 to 693 square feet of building area. Six comparables each have one fireplace. As part of the submission, the appellant provided a copy of the Multiple Listing Service (MLS) data sheet concerning comparable #8 and contended that this property was a recent rehab; the document indicated the property was rehabbed in 2013. These eight comparables sold from May 2018 to August 2019 for prices ranging from \$357,500 to \$480,000 or from \$142.69 to \$186.26 per square foot of living area, including land. The appellant's grid analysis also reported that the subject property was last purchased in May 2016 for \$415,000 or \$155.02 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$148,113, which would reflect a market value of \$444,383 or \$166.00 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 \$154,224. The subject's assessment reflects a market value of \$468,908 or \$175.16 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 response to the appeal, the board of review contended that the 2019 revaluation of the subject brought it in line with similar properties given that the subject has a "combination of fireplace, large deck, larger basement and larger garage over most [comparables]." The board of review also submitted a copy of the subject's MLS data sheet depicting the May 2016 sale with remarks that the subject was "recently renewed."

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales, where board of review comparables #3 and #4 are the same properties as the appellant's comparables #8 and #7, respectively. The comparables are located in the same assessment neighborhood code as the subject and within .25 of a mile from the subject. The parcels range in size from 9,174 to 13,323 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 1988 or 1991 and range in size from 2,219 to 2,746 square feet of living area. Each comparable has a full or partial basement ranging in size from 880 to 1,338 square feet of building area and the largest of which is a walkout-style. Features include central air conditioning and a garage of either 504 or 693 square feet of building area. Four comparables each have one fireplace. The comparables sold from July 2017 to September 2019 for prices ranging from \$410,000 to \$525,000 or from \$179.61 to \$191.19 per square foot of living area, including land. Based on this evidence and argument, 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 eleven 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 board of review comparable #5 due to its date of sale in 2017, more remote to the valuation date at issue than other sales in the record, and due to its walkout-style basement, not a feature of the subject.

The Board finds the ten remaining comparables presented by both parties, including two common properties, reflect the best evidence of market value in the record as these properties are similar to the subject in location, design, exterior construction, age and several features which also bracket the subject in dwelling size and basement size. These most similar comparables sold from May 2018 to September 2019 for prices ranging from \$357,500 to \$480,000 or from \$142.69 to \$186.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$468,908 or \$175.16 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 by the appellant's comparables #4 and #7 which are highly similar to the subject in both dwelling size and basement size. 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

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

APPELLANT

Frank Ross, 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