



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

APPELLANT: Thomas Nading
DOCKET NO.: 19-05226.001-R-1
PARCEL NO.: 14-06-301-080

The parties of record before the Property Tax Appeal Board are Thomas Nading, 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: \$36,759
IMPR.: \$176,832
TOTAL: \$213,591

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 and wood siding exterior construction with 4,467 square feet of living area. The dwelling was constructed in 1990 and has a reported effective age of 2003. Features of the home include an unfinished basement, central air conditioning, two fireplaces and an 864 square foot garage. The property has an approximately 34,330 square foot site and is located in North Barrington, 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 with the same assessment neighborhood code as the subject and located from .03 to 1.07 miles from the subject property. The comparables have sites that range in size from 36,393 to 56,352 square feet of land area and are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in

size from 3,863 to 4,956 square feet of living area. The dwellings were built from 1995 to 2000. The comparables have unfinished basements, two of which are walk-out designs. Each comparable has central air conditioning, two or three fireplaces and a garage ranging in size from 916 to 1,276 square feet of building area. Comparable #2 has an inground swimming pool. The properties sold from April 2018 to August 2019 for prices ranging from \$472,816 to \$699,999 or from \$122.40 to \$141.24 per square foot of living area, including land.

The appellant also provided the Multiple Listing Service (MLS) listing sheet associated with the corporate relocation sale of comparable #2 disclosing the dwelling was rehabbed in 2016. The listing also revealed the property was originally listed for \$899,000 on February 16, 2018, which was subsequently reduced to \$699,000 prior to its sale in March 2019 for a price of \$550,000.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$159,307, which would reflect a market value of \$477,969 or \$107.00 per square foot of living area, including land, when using 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 \$213,591. The subject's assessment reflects a market value of \$649,410 or \$145.38 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 located from .03 to 1.11 miles from the subject property, three of which have the same assessment neighborhood code as the subject. The board of review's comparable #1 is a duplicate of the appellant's comparable #3. The comparables have sites that range in size from 12,630 to 42,640 square feet of land area and are improved with 1.5-story or 2-story dwellings of brick, wood siding or wood siding and brick exterior construction ranging in size from 3,113 to 5,520 square feet of living area. The dwellings were built from 1989 to 2003. The comparables have unfinished basements, one of which is a walk-out design. Each comparable has central air conditioning, from two to five fireplaces and a garage ranging in size from 713 to 1,276 square feet of building area. Comparable #2 has an inground swimming pool. The properties sold from April 2018 to December 2019 for prices ranging from \$535,000 to \$836,000 or from \$141.24 to \$181.05 per square foot of living area, including land.

The board of review made note that the subject backs to a golf course. The board of review asserted that the appellant's comparable #1 was a flip that sold for \$600,000 in 2020 and the appellant's comparable #2 was a relocation sale.

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 seven suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the appellant's comparable #1, as well as board of review comparables #3, #4 and #5 due to their smaller dwelling sizes and/or smaller site sizes when compared to the subject.

The Board finds the best evidence of market value to be the parties' common comparable, the appellant's comparable #2 and board of review comparable #2, which are overall most similar to the subject in location, site size and dwelling size but have varying degrees of similarity in design, age and features. Nevertheless, these properties sold from April 2018 to December 2019 for prices ranging from \$550,000 to \$836,000 or from \$128.53 to \$168.65 per square foot of living area, including land. The subject's assessment reflects a market value of \$649,410 or \$145.38 per square foot of living area, including land, which is within the range established by the most similar comparable sales in the record. Therefore, based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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:

May 17, 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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