



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

APPELLANT: Michael Wayne
DOCKET NO.: 19-05578.001-R-1
PARCEL NO.: 01-01-305-034

The parties of record before the Property Tax Appeal Board are Michael Wayne, 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: \$55,317
IMPR.: \$92,556
TOTAL: \$147,873

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 with wood siding exterior construction containing 3,120 square feet of living area. The dwelling was constructed in 1960. Features of the home include an unfinished basement, central air conditioning and a fireplace. The property has a 25,260 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable properties that are located from .57 of a mile to 4.86 miles from the subject. The comparables have sites ranging in size from 16,500 to 51,400 square feet of land area that are improved with 1-story, 1.5-story and 2-story dwellings with wood siding exterior construction containing from 2,626 to 3,593 square feet of living area. The dwellings were built from 1950 to 1992, with a home built in 1975 having a 1985 effective age. Each comparable has a basement, three of which with finished area and one with a walkout.

Two comparables have central air conditioning, three comparables each have a fireplace and three comparables have a garage ranging in size from 660 to 1,000 square feet of building area. Three of the comparables sold from September 2017 to August 2018 for prices ranging from \$200,000 to \$526,000 or from \$55.66 to \$159.25 per square foot of living area, including land.¹ Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$147,873. The subject's assessment reflects a market value of \$449,599 or \$144.10 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 three comparable sales that are located from 1.27 to 1.61 miles from the subject. The comparables have sites ranging in size from 4,800 to 57,590 square feet of land area that are improved with 1.5-story and 2-story dwellings with wood siding exterior construction containing from 2,518 to 3,360 square feet of living area. The homes were built from 1950 to 1978 but two of the homes have effective ages of 1992 and 1993. Each comparable has a basement, two of which with finished area and two with walkouts. Each comparable has central air conditioning, one or two fireplaces and two comparables have a 506 or a 529 square foot garage. One comparable has an enclosed boathouse. The comparables sold from July 2018 to July 2019 for prices ranging from \$572,000 to \$620,000 or from \$170.24 to \$230.34 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 record contains a total of six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #2 due to its sale occurring greater than 15 months prior to the January 1, 2019 assessment date at issue. The Board also gives less weight to the appellant's comparable #4 due to its \$200,000 sale price being an outlier, when compared to the other sales in the record. The Board finds the parties' remaining comparables, which have varying degrees of similarity to the subject, sold proximate in time to the January 1, 2019 assessment date at issue for prices ranging from \$526,000 to \$620,000 or from \$159.25 to \$230.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$449,599 or \$144.10 per square foot of living area, including land, which falls below the range established by the best comparable sales in the record and a reduction in the subject's assessment is not justified.

¹ The appellant failed to include sale information for comparable #1.

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:

April 19, 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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