



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

APPELLANT: Beth McGinnis  
DOCKET NO.: 19-05674.001-R-1  
PARCEL NO.: 04-03-309-029

The parties of record before the Property Tax Appeal Board are Beth McGinnis, 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 ***a reduction*** 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:** \$10,131  
**IMPR.:** \$66,166  
**TOTAL:** \$76,297

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 one-story dwelling with stone and wood siding exterior construction containing 2,758 square feet of living area. The dwelling was constructed in 1978. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and 3.5 bathrooms. The property has a 26,570 square foot site and is located in Winthrop Harbor, Benton 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 that are located from .59 of a mile to 2.37 miles from the subject. Two of the comparables are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 15,590 to 75,460 square feet of land area that are improved with one-story dwellings with wood siding or vinyl siding exterior construction containing from 2,387 to 3,084 square feet of living area. The dwellings

were built from 1993 to 2005 and have full unfinished basements. The comparables have central air conditioning, a fireplace, 2 or 2.5 bathrooms, an attached garage ranging in size from 540 to 648 square feet of building area and a wood deck. The comparables sold from March to October 2018 for prices of \$220,000 and \$325,000 or from \$89.80 to \$105.38 per square foot of living area, including land. The appellant's submission included a brief noting the appellant's comparables are newer than the subject.

Based on this evidence the appellant requested the subject's assessment be reduced to \$76,297, which reflects a market value of \$231,976 or \$84.11 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.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$84,556. The subject's assessment reflects a market value of \$257,087 or \$93.22 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 properties that are located from .31 of a mile to 1.76 miles from the subject. Two of the comparables are located within the same neighborhood code as the subject. The board of review's comparable #1 is the same property as the appellant's comparable #1. The comparables have sites ranging in size from 15,960 to 48,130 square feet of land area that are improved with one-story dwellings with wood siding or brick exterior construction containing from 2,096 to 2,504 square feet of living area. The dwellings were built from 1954 to 1994 and have full unfinished basements. Each comparable has a fireplace, 2 or 2.5 bathrooms and an attached or detached garage ranging in size from 540 to 806 square feet of building area. Three comparables have central air conditioning. Two comparables each have a wood deck and, one of the two, also has a swimming pool. Three of the comparables sold from August 2017 to June 2019 for prices ranging from \$217,000 to \$239,900 or from \$86.66 to \$114.46 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of six comparable properties for the Board's consideration. The Board gives less weight to the board of review's comparables #2, #3 and #4. Comparable #2 lacks recent sales data, which is required when responding to an overvaluation argument. In addition, the comparable has a swimming pool, which the subject lacks. Comparable #3 is

significantly smaller than the subject and comparable #4 has a sale date that occurred greater than 16 months prior to the January 1, 2019 assessment date at issue. The Board finds the parties' remaining comparables, which includes the parties' common comparable, have varying degrees of similarity to the subject, however, each is newer than the subject and each has a garage, unlike the subject. Additionally, the appellant's comparable #3 has a significantly larger site, when compared to the subject. Nevertheless, the best comparables sold from March to October 2018 for prices of \$220,000 and \$325,000 or from \$89.80 to \$105.38 per square foot of living area, including land. The subject's assessment reflects a market value of \$257,087 or \$93.22 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. However, after considering adjustments to the best comparable sales for differences when compared to the subject, such as their newer age, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Based on this record the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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:

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

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

APPELLANT

Beth McGinnis, 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