



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

APPELLANT: Alan Wolfe  
DOCKET NO.: 19-05701.001-R-1  
PARCEL NO.: 05-03-401-002

The parties of record before the Property Tax Appeal Board are Alan Wolfe, 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:** \$41,046  
**IMPR.:** \$107,215  
**TOTAL:** \$148,261

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 brick exterior construction containing 2,329 square feet of living area. The dwelling was constructed in 1958. Features of the home include a full walkout basement, that is partially finished, central air conditioning, two fireplaces, an attached 812 square foot garage and a wood deck. The property has a 21,190 square foot site and is located in Fox Lake, Grant 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 .78 of a mile to 1.28 miles from the subject and not within the same neighborhood code as the subject. The comparables have sites ranging in size from 7,754 to 43,682 square feet of land area that are improved with one-story or two-story dwellings of frame construction containing from 1,782 to 2,100 square feet of living area. The dwellings were built from 1950 to 1978, with a home built

in 1955 having a 1970 effective age. Each comparable has a basement, two of which with finished area. Two of the comparables each have central air conditioning and a fireplace. Each comparable has an attached or detached garage ranging in size from 567 to 756 square feet of building area. Two comparables have finished attic area, one comparable has a deck, and one comparable has a deck and a swimming pool. The comparables sold from March 2018 to April 2019 for prices ranging from \$139,000 to \$320,500 or from \$78.00 to \$179.05 per square foot of living area, including land.

Based on this evidence the appellant requested the subject's assessment be reduced to \$131,963, which reflects a market value of \$401,225 or \$172.27 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 \$148,261. The subject's assessment reflects a market value of \$450,778 or \$193.55 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 two comparable sales and revealed the subject property was purchased on July 21, 2020 for \$665,000 or \$285.53 per square foot of living area, including land. The comparables are located .04 or .05 of a mile from the subject and within the same neighborhood code as the subject. The comparables have sites with 15,970 and 30,030 square feet of land area that are improved with one-story dwellings with wood siding or wood siding and brick exterior construction containing 2,241 and 2,947 square feet of living area. The dwellings were built in 1955 and 1959, with the homes having 1973 and 1978 effective ages, respectively. The comparables have full walkout basements, one of which has finished area, central air conditioning and two fireplaces. The board of review's comparable #1 has an attached 483 square foot garage and a wood deck, and comparable #2 has a detached 836 square foot garage, a wood deck and a swimming pool. The comparables sold in May 2018 and December 2019 for prices of \$475,000 and \$575,000 or \$211.96 and \$195.11 per square foot of living area, including land, respectively. The board of review's submission included a brief arguing the subject sold for \$665,000 on July 21, 2020, which is higher than the subject's estimated market value as reflected by its assessment of \$444,827.

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 for the Board's consideration. The board of review also revealed the subject property recently sold. The Board gives less weight to the appellant's comparable #1 due to its dissimilar two-story style dwelling, when compared to the subject's one-story style dwelling. In addition, the comparable is not located within the same neighborhood code as the subject and lacks central air conditioning, unlike the subject. The Board finds the parties' remaining comparables are similar to the subject in many aspects, however, the appellant's comparables are not located within the same neighborhood code as the subject, both parties submitted a comparable that differs significantly in size when compared to the subject, and both parties submitted a comparable with a swimming pool, unlike the subject. Nevertheless, the best comparables sold from May 2018 to December 2019 for prices ranging from \$275,000 to \$575,000 or from \$130.95 to \$211.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$450,778 or \$193.55 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. As a final point, the Board finds the subject's undisputed July 2020 purchase price of \$665,000 undermines the appellant's overvaluation argument and implies the subject is underassessed based on this recent sale. Based on this evidence the Board finds no change in the subject's assessment, as requested by the board of review, 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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