



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

APPELLANT: Devin Dallaire  
DOCKET NO.: 19-06910.001-R-3  
PARCEL NO.: 16-03-201-015

The parties of record before the Property Tax Appeal Board are Devin Dallaire, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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:** \$1,434,624  
**IMPR.:** \$484,715  
**TOTAL:** \$1,919,339

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 stone and wood exterior siding exterior construction containing 8,427 square feet of living area. The dwelling was constructed in 2012. Features of the home include a partially finished full basement, central air conditioning, four fireplaces, an attached 1,208 square foot garage and a swimming pool. The property has a 189,500 square foot site and is located in Lake Forest, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales that are located from .32 of a mile to 1.35 miles from the subject. The comparables have sites ranging in size from 18,730 to 122,400 square feet of land area that are improved with 2-story or 3-story dwellings containing from 6,711 to 9,493 square feet of living area. The dwellings were built from 1927 to 2013, with the home built in 1927 having a 1948 effective age. The comparables have full basements, four of

which have finished area, and one with a walkout. The comparables have central air conditioning, from three to five fireplaces and a detached and/or an attached garage ranging in total size from 816 to 1,700 square feet of building area. Two of the comparables each have a swimming pool. The comparables sold from March 2016 to November 2017 for prices ranging from \$1,250,000 to \$6,400,000 or from \$170.16 to \$674.18 per square foot of living area, including land.

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 \$1,919,339. The subject's assessment reflects a market value of \$5,835,631 or \$692.49 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 sales that are located from 1.33 to 2.89 miles from the subject. The board of review's comparable #2 is the same property as the appellant's comparable #1. The comparables have sites ranging in size from 59,950 to 122,400 square feet of land area that are improved with 1.75-story, 2-story or 2.5-story dwellings containing from 5,333 to 9,493 square feet of living area. The dwellings were built from 1920 to 2009, with the home built in 1920 having a 1944 effective age. The comparables have partially finished full basements, central air conditioning and from three to seven fireplaces. Two comparables have an attached garage with either 1,128 or 1,196 square feet of building area and two comparables each have a swimming pool. The comparables sold from August 2017 to December 2018 for prices ranging from \$3,600,000 to \$6,400,000 or from \$567.13 to \$675.04 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 parties submitted a total of eight comparable sales for the Board's consideration, one of which was submitted by both parties. The Board finds the parties' comparables have varying degrees of similarity to the subject, however, each has a smaller site and six of the parties' comparables, including the parties' common comparable, have sale dates occurring greater than 13 months prior to the January 1, 2019 assessment date at issue. Nevertheless, the Board gives less weight to the appellant's comparable #3, due to its significantly smaller site, when compared to the subject. The Board finds the parties' remaining comparables sold for prices ranging from \$2,600,000 to \$6,400,000 or from \$297.28 to \$675.04 per square foot of living area, including land. The subject's assessment reflects a market value of \$5,835,631 or \$692.49 per square foot

of living area, including land, which falls within the range established by the best comparables in the record on a total market value basis but above the range on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their smaller sites, the Board finds the subject's per square foot estimated market value as reflected by its assessment is supported. Based on this record 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

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