



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

APPELLANT: Michael & Catherine Ryan
DOCKET NO.: 19-08005.001-R-1
PARCEL NO.: 11-08-305-017

The parties of record before the Property Tax Appeal Board are Michael & Catherine Ryan, the appellants; 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: \$52,773
IMPR.: \$94,991
TOTAL: \$147,764

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 part 1-story and part 2-story dwelling of frame and brick exterior construction with 2,443 square feet of living area.¹ The dwelling was constructed in 1988 and is approximately 31 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 529 square foot garage. The property has an approximately 14,960 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales located within in the same subdivision, one of which is located two houses away from the subject. The comparables have

¹ The Board finds the best description of the subject's dwelling size and design was found in the sketch of the subject dwelling as reported on the Lake County Township Assessors website and submitted by the appellants. The board of review did not refute or comment on differences in the subject's dwelling size as reported by the parties.

sites that range in size from 11,111 to 17,060 square feet of land area and are improved with 2-story dwellings of frame, brick or frame and brick exterior construction that range in size from 2,756 to 3,030 square feet of living area.² The dwellings are each 32 years old. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 495 to 624 square feet of building area. The properties sold from March to November 2019 for prices ranging from \$400,000 to \$539,000 or from \$132.71 to \$177.89 per square foot of living area, land included.

The appellants submitted property detail printouts on the subject and two of the comparables obtained from the Lake County Township Assessor website. The appellants described the subject property as a 1.5-story dwelling as opposed to the 2-story description in county records. The appellants also highlighted Township Appeal Notes which state, "OK W/TOTAL MV REQ. \$443,335 BUT NO CHANGE TO LAND VALUE." Based on this evidence, the appellants requested the subject's assessment be reduced to \$147,764 which reflects a market value of \$443,336 or \$181.47 per square foot of living area, land included, when applying 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 \$160,765. The subject's assessment reflects a market value of \$488,796 or \$200.08 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 located within 0.27 of a mile from the subject property. Board of review comparable #3 is the same property as the appellants' comparable #3. The comparables have sites that range in size from 10,660 to 17,060 square feet of land area and are improved with 1-story to 2-story dwellings of brick or wood siding exterior construction that range in size from 2,808 to 3,030 square feet of living area. The homes were built in 1987 or 1988. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 506 to 624 square feet of building area. The properties sold from October 2018 to May 2019 for prices ranging from \$490,000 to \$539,000 or from \$165.09 to \$177.89 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

² Property details for the appellants' comparable #3 were corrected or amended with information submitted in the board of review's grid which also submitted this property as a comparable.

As an initial matter, the Board finds that two sketches of the subject property were submitted into the record, both of which appear to be available in public assessment records. The appellants utilized a total dwelling size of 2,443 square feet of living area while the board of review utilized a dwelling size for subject property totaling 2,581 square feet of living area. The Board finds the differing reported size for the subject dwelling is due to the rounding of the dimension measurements of the home. The Board further finds that the discrepancy between the parties' dwelling size for the subject shall not impact its decision in this matter.

The record contains five comparable sales for the Board's consideration, as one property was common to both parties. The comparables are generally similar to the subject in location, age, site size, unfinished basement and other features but each has a substantially larger dwelling size when compared to the subject. The comparables sold from October 2018 to November 2019 for prices ranging from \$400,000 to \$539,000 or from \$132.71 to \$177.89 per square foot of living area, including land. The subject's assessment reflects a market value of \$488,796 or \$200.08 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record on an overall basis but above the range on a per square foot basis. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment, commensurate with the 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:

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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COUNTY

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