



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

APPELLANT: William & Jill Peterson
DOCKET NO.: 19-08434.001-R-1
PARCEL NO.: 13-01-202-028

The parties of record before the Property Tax Appeal Board are William and Jill Peterson, the appellants, by attorney Jessica Hill-Magiera in Lake Zurich, 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: \$35,708
IMPR.: \$124,537
TOTAL: \$160,245

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 is improved with a one-story dwelling of stone and wood siding exterior construction that was built in 1956 containing 2,021 square feet of living area. Features of the home include a full basement with a 1,200 square foot recreation room, central air conditioning, two fireplaces and an attached garage with 543 square feet of building area. The property has approximately 74,680 square feet of land area and is located in Barrington, Cuba Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales improved with one-story dwellings ranging in size from 1,865 to 2,148 square feet of living area. The homes were built from 1964 to 1976. Each comparable has a basement with comparable #4 having 1,179 square feet of finished basement area, two comparables have central air conditioning, three comparables have

one or two fireplaces, and two comparables have a garage with 470 and 743 square feet of building area, respectively. The comparables have sites ranging in size from 52,272 to 107,158 square feet of land area and are located from .39 to .90 of one mile from the subject property. These properties sold from September 2018 to January 2019 for prices ranging from \$195,000 to \$346,900 or from \$94.11 to \$183.38 per square foot of living area, including land. The appellants requested the subject's assessment be reduced to \$101,107.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$160,245. The subject's assessment reflects a market value of \$487,215 or \$241.08 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 improved with one-story dwellings with wood siding, brick and wood siding or brick and stone exteriors ranging in size from 1,812 to 2,369 square feet of living area. The homes were built from 1956 to 1962. Each comparable has a partial or full basement with two having recreation rooms with 800 or 340 square feet, central air conditioning, one to three fireplaces, and an attached garage ranging in size from 495 to 687 square feet of building area. The comparables have sites ranging in size from 44,840 to 63,660 square feet of land area and are located from .10 to .80 of one mile from the subject property. These properties sold from June 2018 to May 2020 for prices ranging from \$450,000 to \$510,000 or from \$189.95 to \$261.04 per square foot of living area, including land.

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 evidence in the record does not support a reduction in the subject's assessment.

The record contains seven comparable sales submitted by the parties to support their respective positions. The Board gives less weight to appellants' comparables #1, #2 and #4 as these comparables are lack central air condition and/or a garage, features the subject has. The Board gives less weight to board of review comparable #3 as this property sold in May 2020, approximately seventeen months after the assessment date, and less likely to be reflective of market conditions as of January 1, 2019. The Board finds the best evidence of market value to be appellants' comparable #3 and board of review comparables #1 and #2. These three properties have similar features as the subject property and sold proximate in time to the assessment date. These comparables sold for prices ranging from \$346,900 to \$510,000 or from \$176.09 to \$261.04 per square foot of living area, including land. The subject's assessment reflects a market value of \$487,215 or \$241.08 per square foot of living area, including land, which is within the range as established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the 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:

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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APPELLANT

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