



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

APPELLANT: Michael Gibson
DOCKET NO.: 20-00091.001-R-1
PARCEL NO.: 13-03-206-002

The parties of record before the Property Tax Appeal Board are Michael Gibson, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County 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 ***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: \$43,826
IMPR.: \$161,174
TOTAL: \$205,000

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 2020 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 two-story dwelling of wood siding exterior construction containing 4,341 square feet of living area. The dwelling was built in 1989. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 775 square feet of building area. The property has a site with approximately 51,990 square feet of land area and is located in Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings of frame or frame and brick construction ranging in size from 3,710 to 4,215 square feet of living area. The homes were built from 1983 to 1998. Each comparable has a basement with finished area, central air conditioning, two or three fireplaces and an attached garage ranging in size from 736 to 855 square feet of building area. Comparable #1 has an inground swimming pool. These

properties have sites ranging in size from 40,646 to 49,627 square feet of land area and are located from approximately .10 to .37 of one mile from the subject property. The sales occurred from December 2018 to April 2020 for prices ranging from \$450,000 to \$625,000 or from \$110.19 to \$148.28 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$188,314.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$209,979. The subject's assessment reflects a market value of \$630,757 or \$145.30 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% 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 two-story dwellings of brick, wood siding or brick and stucco exterior construction ranging in size from 4,112 to 4,763 square feet of living area. The homes were built in 1989 or 1997. Each comparable has a full basement with two having finished area, central air conditioning, one to four fireplaces, and an attached garage ranging in size from 718 to 1,040 square feet of building area. Comparable #3 has an inground swimming pool. These properties have sites ranging in size from 40,080 to 42,210 square feet of land area and are located from approximately .14 to .52 of one mile from the subject property. The sales occurred from May 2020 to September 2020 for prices ranging from \$620,000 to \$685,000 or from \$143.82 to \$150.78 per square foot of living area, including land.

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 sales in the record 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 appellant's comparable #1 as the price appears to be an outlier relative to the remaining six sales submitted by the parties. The remaining six comparables are relatively similar to the subject property in location, land area, dwelling style, age and living area. Five of the comparables have finished basement area, a feature the subject does not have, suggesting a downward adjustment to each property would be appropriate. Five of the comparables have one or three more fireplaces than the subject suggesting that a downward adjustment to the comparables would be appropriate for the additional fireplace. Board of review comparable #3 also has an inground swimming pool, a feature the subject does not have, again suggesting a downward adjustment would be appropriate. These six similar comparables sold for prices ranging from \$510,000 to \$685,000 or from \$125.97 to \$150.78 per square foot of living area, including land. Even though the subject's assessment reflects a market value of \$630,757 or \$145.30 per square foot of living area, including land, which is within the range established by the best comparable sales in this record, the Board finds a reduction is appropriate after considering the adjustments to the comparables for finished basement area,

additional fireplace(s), and/or inground swimming pool. Based on this evidence the Board finds a reduction in the subject's assessment 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: July 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

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