



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

APPELLANT: Kory Ryan
DOCKET NO.: 20-00249.001-R-1
PARCEL NO.: 05-15-104-073

The parties of record before the Property Tax Appeal Board are Kory Ryan, 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 **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: \$30,486
IMPR.: \$55,015
TOTAL: \$85,501

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 consists of a one-story dwelling of frame exterior construction with 1,204 square feet of living area.¹ The dwelling was constructed in 2006. Features of the home include a crawl space foundation, central air conditioning, one fireplace and a 560 square foot garage. The property has a 12,955 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 four comparable sales located from .01 to 1.13 miles from the subject property. The comparables have sites ranging in size from 8,682 to 18,461 square feet of land area and are improved with one-story dwellings of frame exterior construction ranging in

¹ The Board finds the best description of the subject property is found in the subject's property record card submitted by the board of review.

size from 1,392 to 1,881 square feet of living area. The dwellings were built from 1950 to 1968 with comparables #1 and #3 having effective years built of 1977 and 1964, respectively. Each comparable has central air conditioning, three comparables each have one fireplace and one comparable has a garage with 273 square feet of building area. The comparables sold from April 2019 to March 2020 for prices ranging from \$100,000 to \$385,000 or from \$68.21 to \$204.68 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 \$85,501. The subject's assessment reflects a market value of \$256,837 or \$213.32 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 response to the appeal, the board of review submitted listing sheets associated with the sales of appellant's comparables #2 and #5. Appellant's comparable #2 is located on Lake Matthews and the listing states "bring your decorating ideas". Appellant's comparable #5 has foundation issues and was being sold "as is".

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located within .90 miles from the subject property. The comparables have sites ranging in size from 5,314 to 23,448 square feet of land area and are improved with one-story dwellings of frame exterior construction that range in size from 1,068 to 1,588 square feet of living area. The dwellings were constructed from 1948 to 1978 with comparables #1, #3 and #4 having effective years built of 1962, 1986 and 1979, respectively. One comparable has a walkout basement that is finished and a fireplace. Each comparable has central air conditioning and a garage ranging in size from 210 to 792 square feet of building area. Comparable #2 has an additional 816 square foot garage. These properties sold from December 2017 to June 2020 for prices ranging from \$240,000 to \$327,000 or from \$195.47 to \$224.72 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 nine comparable sales for the Board's consideration, none of which are truly similar to the subject as all are considerably older dwellings than the subject. Nevertheless, the Board gives less weight to appellant's comparables #1 and #3 due to their larger dwelling sizes and/or basement foundation when compared to the subject. The Board gives less weight to appellant's comparables #2 and #3 as both are located over 1 mile from the subject and to appellant's comparable #4 which had foundation issues calling into question the condition of the

property at the time of sale. The Board gives less weight to board of review comparable #3 which 16 months prior to the to the January 1, 2020 assessment and less likely to be reflective of market value. The Board gives less weight to board of review comparable #5 which has a finished basement unlike the subject's crawl space foundation.

The Board finds the best evidence of market value to be board of review comparables #1, #2 and #4. These comparables sold proximate in time to the January 1, 2020 assessment date and overall are more similar to the subject in location, dwelling size and most features. These comparables sold from June 2019 to June 2020 for prices ranging from \$240,000 to \$320,000 or from \$195.47 to \$224.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$256,837 or \$213.32 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this evidence, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation

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:

August 23, 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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