



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

APPELLANT: Jim Esperson
DOCKET NO.: 20-00621.001-R-1
PARCEL NO.: 10-35-102-004

The parties of record before the Property Tax Appeal Board are Jim Esperson, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$46,712
IMPR.: \$150,245
TOTAL: \$196,957

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 2-story dwelling of brick exterior construction with 4,572 square feet of living area. The dwelling was constructed in 1986. Features of the home include an unfinished basement, central air conditioning, three fireplaces and a 739 square foot garage. The property also has an 800 square foot inground swimming pool.¹ The property has an approximately 167,620 square foot site and is located in Mundelein, Fremont 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 with the same assessment neighborhood code as the subject and located within .72 of a mile from the subject property. The

¹ The subject's property record card provided by the board of review revealed the subject has an 800 square foot inground swimming pool, which was not reported by the appellant.

comparables have sites that range in size from 45,198 to 76,666 square feet of land area. The comparables are improved with 2-story dwellings ranging in size from 3,858 to 4,970 square feet of living area. The dwellings were built from 1988 to 1996. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 888 to 1,018 square feet of building area. The comparables sold from June 2018 to December 2019 for prices ranging from \$514,000 to \$700,000 or from \$124.30 to \$147.46 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$195,052, which would reflect a market value of \$585,215 or \$128.00 per square foot of living area, including land, when using 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 \$196,957. The subject's assessment reflects a market value of \$591,640 or \$129.41 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 with the same assessment neighborhood code as the subject and located within .69 of a mile from the subject property. Board of review comparables #1 and #3 are the same properties as the appellant's comparables #2 and #1, respectively. The comparables have sites that range in size from 45,200 to 152,810 square feet of land area. The comparables are improved with 1.5-story or 2-story dwellings of brick or wood siding and brick exterior construction ranging in size from 3,968 to 4,131 square feet of living area. The dwellings were built in 1988 or 1989. The comparables each have a basement finished with a recreation room, central air conditioning, from two to five fireplaces and a garage ranging in size from 856 to 1,017 square feet of building area. The comparables sold from May 2018 to September 2019 for prices ranging from \$514,000 to \$720,000 or from \$124.43 to \$174.67 per square foot of living area, including land.²

The board of review asserted the subject has 3.85 acres of land, three fireplaces and a pool. The board of review stated that the subject received a reduction in 2019 based on the 2018 sales which were likely considered. The board of review revealed an equalization factor of 1.0340 was applied in Fremont Township for 2020.

The board of review also submitted a grid analysis of the comparable sales presented by the appellant which disclosed the comparable dwellings are of brick, wood siding or wood siding and brick exterior construction and three of the comparables have basements finished with a recreation room.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

² The board of review reported that its comparable #3/appellant's comparable #1 has 4,131 square feet of living area and a sale date of May 2018, while the appellant reported the dwelling has 4,135 square feet of living area and a sale date of June 2018.

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 record contains a total of five suggested comparable sales for the Board's consideration, as two sales were common to both parties. The Board finds all of the comparables are relatively similar to the subject in location, dwelling size, design and age. However, the Board finds four comparables have significantly smaller site sizes when compared to the subject and none of the comparables have an inground swimming pool like the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. In addition, four of the comparables have basement recreation rooms unlike the subject suggesting a downward adjustment for this feature would be required. Nevertheless, the comparables sold from May 2018 to December 2019 for prices ranging from \$514,000 to \$720,000 or from approximately \$124.40 to \$174.67 per square foot of living area, including land. The subject's assessment reflects a market value of \$591,640 or \$129.41 per square foot of living area, including land, which falls within the range established by the comparables in the record both in terms of overall market value and on a price per square foot basis. Based on this record and after considering adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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: September 20, 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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