



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

APPELLANT: Christopher Loughlin
DOCKET NO.: 20-00659.001-R-1
PARCEL NO.: 13-10-402-014

The parties of record before the Property Tax Appeal Board are Christopher Loughlin, 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: \$37,129
IMPR.: \$213,647
TOTAL: \$250,776

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 and frame exterior construction with 4,025 square feet of living area. The dwelling was constructed in 2010. Features of the home include a basement, central air conditioning, a fireplace, and a 752 square foot garage. The property has a 40,032 square foot site and is located in Lake 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 three comparable sales. The comparables are located in Barrington from 1.52 to 4.10 miles from the subject. The parcels range in size from 26,489 to 83,200 square feet of land area and are improved with 2-story homes of frame or brick and frame exterior construction ranging in size from 3,633 to 4,410 square feet of living area. The dwellings were built from 2002 to 2017. Each home has a basement, two of which are either a

lookout basement or a walkout basement and two of which have finished area. Other features include central air conditioning, one or two fireplaces, and a garage ranging in size from 656 to 1,055 square feet of building area. The comparables sold in February 2019 and June 2020 for prices ranging from \$554,100 to \$660,000 or from \$139.64 to \$182.35 per square foot of living area, including land.

The appellant submitted a brief contending that the subject is located in a rural part of Lake Barrington, and consequently, the comparable sales are not located very close to the subject.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$202,571 which would reflect a market value of \$607,774 or \$151.00 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 \$250,776. The subject's assessment reflects a market value of \$753,307 or \$187.16 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 four comparable sales, including two sales for one of the comparables.¹ The comparables are located in Lake Barrington from 0.10 of a mile to 1.30 miles from the subject property. The parcels range in size from 47,980 to 64,950 square feet of land area and are improved with 2-story homes of brick, stone, or stone and wood siding exterior construction ranging in size from 4,390 to 5,059 square feet of living area. The dwellings were built from 2016 to 2018. Each home has a basement, one of which has finished area, central air conditioning, and a garage ranging in size from 816 to 912 square feet of building area. Two homes each have a fireplace. The comparables sold from August 2017 to My 2021 for prices ranging from \$724,900 to \$880,000 or from \$156.55 to \$183.37 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 record contains a total of seven comparable sales, with two sales for one of the properties, for the Board's consideration. The Board gives less weight to the August 2017 sale of the board of review's comparable #3, which is less proximate in time to the January 1, 2020 assessment date than other sales in this record. The Board gives less weight to the appellant's comparables

¹ The board of review's grid analysis indicates comparable #3 sold in August 2017 and a listing sheet presented by the board of review discloses this property sold again in May 2021.

and to the May 2021 sale of the board of review's comparable #3, which are located more than one mile from the subject property.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #2, which are similar to the subject in age, location, and some features, although these properties are much larger home than the subject dwelling. These most similar comparables sold in October and December 2020 for prices of \$880,000 and \$730,000 or \$174.64 and \$156.55 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$753,307 or \$187.16 per square foot of living area, including land, which is bracketed by the best comparable sales in terms of total market value and above the best comparables on a price per square foot basis, which is logical given the subject is a much smaller home. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's 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:

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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