



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

APPELLANT: Scott Seagren  
DOCKET NO.: 20-00674.001-R-1  
PARCEL NO.: 13-11-400-205

The parties of record before the Property Tax Appeal Board are Scott Seagren, 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:** \$4,081  
**IMPR.:** \$102,899  
**TOTAL:** \$106,980

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 residential condominium unit of wood siding exterior construction with approximately 1,854 square feet of living area. The dwelling was built in 1976. Features of the condominium include a basement that is partially finished, central air conditioning, two fireplaces and an attached two-car garage with 437 square feet of building area. The property has a 2,040 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 an appraisal estimating the subject property had a market value of \$280,000 as of October 29, 2019. The appraisal was prepared by John Arnold, a certified residential real estate appraiser. The client was identified as Cornerstone National Bank & Trust and the assignment type is a refinance transaction. The purpose of the report was to provide the

lender/client with an accurate and adequately supported opinion of the market value of the subject property.

The appraiser described the neighborhood as the Lake Barrington Shores Condominium development which consists of average constructed condominiums in good condition surrounding lakes and a private golf course. The appraiser further described the subject property as being in good condition with no repairs needed.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value using five comparable sales improved with one-story or two-story condominium units ranging in size from 1,229 to 1,817 square feet of living area. The condominiums range in age from 24 to 44 years old. Four of the comparables have basements with finished area. Each comparable has central air conditioning, one or two fireplaces, and a one-car or a two-car garage. The properties are located from approximately .33 to .86 of one mile from the subject property. These properties sold from November 2018 to October 2019 for prices ranging from \$220,900 to \$320,000 or from \$142.98 to \$203.42 per square foot of living area, including land. Adjustments were made to the comparables for differences from the subject to arrive at adjusted prices ranging from \$260,700 to \$301,500. The appraiser arrived at an estimated market value of \$280,000.

The appellant also submitted an appraisal update prepared by John Arnold with an effective date of October 1, 2020. The appraiser incorrectly stated in the update report that the original appraised value was \$260,000. He further stated that, "Based upon a review of relevant sales the subject market value has not declined since the effective date of the appraisal."

Based on this evidence the appellant requested the subject's assessment be reduced to \$85,584.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$106,980. The subject's assessment reflects a market value of \$321,358 or \$173.33 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 five comparable sales improved with two-story residential condominiums of wood siding exterior construction ranging in size from 1,817 to 1,879 square feet of living area. The condominiums were built from 1974 to 1979. Each comparable has a full basement with finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 437 to 499 square feet of building area. The comparables have sites ranging in size from 1,820 to 2,040 square feet of land area and are located from .21 to .64 of one mile from the subject property. The sales occurred from March 2019 to September 2020 for prices ranging from \$347,500 to \$407,407 or from \$184.94 to \$224.22 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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board gives less weight to the appraised value presented by the appellant as appraisal comparable sale #3 sold in November 2018, not as proximate in time to the assessment date as the remaining sales, and comparable sales #4 and #5 are dissimilar to the subject property in style, size and/or features. Due to three of the five comparables used by the appellant's appraiser are of questionable reliability or validity, less weight is given the appraised value presented in the report. The Board finds the best evidence of market value to be appraisal comparable sales #1 and #2 as well as the comparable sales submitted by the board of review. These seven comparables sold for prices ranging from \$288,000 to \$407,407 or from \$168.42 to \$224.22 per square foot of living area, including land. The subject's assessment reflects a market value of \$321,358 or \$173.33 per square foot of living area, including land, which is within the range established by the best comparable sales in the 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 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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COUNTY

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