



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

APPELLANT: Patricia E. Wallies
DOCKET NO.: 20-00727.001-R-1
PARCEL NO.: 01-12-101-007

The parties of record before the Property Tax Appeal Board are Patricia E. Wallies, 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: \$24,917
IMPR.: \$136,132
TOTAL: \$161,049

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 wood siding exterior construction with 2,448 square feet of living area. The dwelling was constructed in 1970 and has an effective age of 1989. Features of the home include a partial basement with finished area, central air conditioning, a fireplace, and a 528 square foot garage. The property has an approximately 10,900 square foot site and is located in Antioch, Antioch 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 located from 0.56 to 0.93 of a mile from the subject property. The parcels range in size from 9,583 to 44,000 square feet of land area and are improved with 2-story homes of wood siding exterior construction ranging in size from 2,080 to 2,626 square feet of living area. The dwellings were built from 1971 to 2001. Each home has a basement and a garage ranging in size from 572 to 1,600 square feet of building

area. One home has a fireplace and two homes each have central air conditioning. The comparables sold from March 2019 to June 2020 for prices ranging from \$225,000 to \$600,000 or from \$108.17 to \$244.30 per square foot of living area, including land.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$98,726 which would reflect a market value of \$296,208 or \$121.00 per square foot of living area, including land, 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 \$161,049. The subject's assessment reflects a market value of \$483,776 or \$197.62 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 where comparable #1 is the same property as the appellant's comparable #3, which is described above. The other three comparables are located from 0.52 of a mile to 4.12 miles from the subject property. These parcels range in size from 9,600 to 18,450 square feet of land area and are improved with 1-story or 2-story homes of wood siding exterior construction ranging in size from 1,815 to 2,230 square feet of living area. The dwellings were built from 1955 to 2020 with the two oldest homes having effective ages of 1987 and 2002. Each home has a walkout basement with finished area, central air conditioning, a fireplace, and a garage ranging in size from 436 to 1,450 square feet of building area. The comparables sold from December 2019 to October 2020 for prices ranging from \$580,000 to \$615,000 or from \$275.78 to \$319.56 per square foot of living area, including land.

The board of review submitted a brief contending that only two of the appellant's comparables are waterfront lots like the subject. The board of review also noted that the subject sold in 2017 for \$682,500.

Based on this evidence the board of review requested the subject's assessment be sustained.

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 six comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the board of review's comparables #2, #3, and #4, due to substantial differences from the subject in design, dwelling size, location, and/or basement features and finish.

The Board finds the best evidence of market value to be the appellant's comparables, which includes the common comparable, which are relatively similar to the subject in design, dwelling size, age, and location. These most similar comparables sold from March 2019 to June 2020 for prices ranging from \$225,000 to \$600,000 or from \$108.17 to \$244.30 per square foot of living area, including land. The subject's assessment reflects a market value of \$483,776 or \$197.62 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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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