



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

APPELLANT: Dennis Pearson
DOCKET NO.: 20-00744.001-R-1
PARCEL NO.: 04-04-430-004

The parties of record before the Property Tax Appeal Board are Dennis Pearson, 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: \$8,687
IMPR.: \$69,512
TOTAL: \$78,199

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 1-story dwelling of wood siding exterior construction¹ with 2,100 square feet of living area. The dwelling was constructed in 1996. Features of the home include a full basement, central air conditioning, a fireplace, and a 576 square foot garage. The property has an approximately 15,721 square foot site and is located in Winthrop Harbor, Benton Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located from 0.14 of a mile to 1.34 miles from the subject. The parcels range in size from 10,611 to 19,824 square feet of land area and are improved with 1-story homes ranging in size from 1,730 to 2,450 square feet of living

¹ Additional details regarding the subject not reported by the appellant are found in the subject's property record card presented by the board of review.

area. The dwellings were built from 1990 to 2004. Each home has a basement, central air conditioning, and a garage ranging in size from 540 to 1,326 square feet of building area. Four homes each have a fireplace. The comparables sold from March 2018 to April 2019 for prices ranging from \$185,000 to \$235,000 or from \$89.80 to \$134.29 per square foot of living area, including land.

The appellant submitted a brief asserting there were no sales in the subject's neighborhood in 2020, and thus, 2018 and 2019 sales are presented.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$74,193 which would reflect a market value of \$222,601 or \$106.00 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 \$78,199. The subject's assessment reflects a market value of \$234,902 or \$111.86 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 located from 0.34 of a mile to 1.59 miles from the subject property. The parcels range in size from 8,600 to 17,510 square feet of land area and are improved with 1-story or 2-story homes of vinyl or wood siding exterior construction ranging in size from 1,800 to 2,186 square feet of living area. The dwellings were built from 1939 to 2007. Each home has a basement and a garage ranging in size from 356 to 575 square feet of building area. Three homes have central air conditioning and three homes each have a fireplace. The comparables sold from June 2019 to October 2020 for prices ranging from \$230,000 to \$273,000 or from \$114.54 to \$127.78 per square foot of living area, including land.

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 ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #5 and #6 and the board of review's comparables #1 and #4, due to significant differences from the subject in design and/or dwelling size.

The Board finds the best evidence of market value to be the appellant's comparables #1 through #4 and the board of review's comparables #2 and #3, which are relatively similar to the subject

in dwelling size, lot size, age, and features. These most similar comparables sold from March 2018 to September 2020 for prices ranging from \$185,000 to \$245,000 or from \$89.80 to \$122.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$234,902 or \$111.86 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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