



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

APPELLANT: Joan Pearson
DOCKET NO.: 20-00755.001-R-1
PARCEL NO.: 03-17-100-025

The parties of record before the Property Tax Appeal Board are Joan 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: \$74,502
IMPR.: \$115,223
TOTAL: \$189,725

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 two-story dwelling of wood siding exterior construction with 2,790 square feet of living area.¹ The dwelling was constructed in 2003. Features of the home include an unfinished English-style basement, central air conditioning, a fireplace, an attached 764 square foot garage, and a detached 3,750 square foot garage. The property has a 459,680 square foot site and is located in Wadsworth, Newport Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis with information on six comparable sales, a property record card for each comparable, and a Multiple Listing Service sheet for one of the comparables. The comparables were built from 1993 to 1999 and consist of two-story dwellings of brick or wood

¹ Additional details of the subject have been drawn from the property record card submitted by the appellant.

siding exterior construction ranging in size from 2,455 to 3,309 square feet of living area.² Each dwelling has central air conditioning, one fireplace, and a garage ranging in size from 672 to 770 square feet of building area. Each dwelling has a basement, two of which are English-style and one of which has finished area. The parcels range in size from 37,642 to 65,776 square feet of land area. The comparables sold from April 2019 to July 2020 for prices ranging from \$364,500 to \$452,500 or from \$121.06 to \$148.47 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$148,785.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$189,725. The subject's assessment reflects a market value of \$569,916 or \$204.27 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. The comparables were built from 1995 to 2005 and consist of one or two-story dwellings of brick, wood siding, brick and wood siding, or stone and wood siding exterior construction ranging in size from 2,955 to 4,325 square feet of living area. Each dwelling has central air conditioning, one or three fireplaces, and an attached garage ranging in size from 720 to 1,080 square feet of building area. Two of the comparables also have a detached garage. Each comparable has a basement, one of which has finished area. Comparable #3 has an inground swimming pool. The parcels range in size from 71,440 to 434,730 square feet of land area. The comparables sold from June 2018 to February 2020 for prices ranging from \$565,000 to \$600,000 or from \$132.72 to \$203.05 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 parties submitted a total of ten comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #2 due to their larger dwelling sizes when compared to the subject, as well as appellant's comparable #4 due to its finished basement which is not a feature of the subject. The Board also gives reduced weight to the board of review's comparables #1, #3, and #4 due to differences in dwelling size, inground swimming pool, and/or more remote sale dates for valuation as of January 1, 2020.

² Additional details of the comparables have been drawn from the property record cards and Multiple Listing Service sheet submitted by the appellant.

The Board finds the best evidence of market value to be appellant's comparable sales #3, #5, and #6 along with board of review comparable #2, as these comparables are more similar to the subject in dwelling size and some features. However, each of these properties has a substantially smaller site size, lacks a detached garage feature, and is older when compared to the subject suggesting upward adjustments are necessary to make these properties more equivalent to the subject. These most similar comparables sold for prices ranging from \$364,500 to \$600,000 or from \$132.51 to \$203.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$569,916 or \$204.27 per square foot of living area, including land, which is within the range established by the best comparable sales in this record on an overall basis, and only slightly above that range on a per-square-foot basis. Based on this evidence and after considering adjustments to the best comparables for differences, 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: 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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