



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

APPELLANT: Jennifer Speight
DOCKET NO.: 20-00904.001-R-1
PARCEL NO.: 13-35-406-014

The parties of record before the Property Tax Appeal Board are Jennifer Speight, 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: \$22,218
IMPR.: \$105,623
TOTAL: \$127,841

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 1.5-story dwelling of wood siding exterior construction with 1,982 square feet of living area.¹ The dwelling was constructed in 1986. Features of the home include a basement finished with a recreation room, central air conditioning, a fireplace and a 440 square foot garage. The property has a 7,548 square foot site and is located in 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 four comparable sales located from .51 of a mile to 1.25 miles from the subject property. The comparables have sites that range in size from 8,741 to 41,668 square feet of land area. The comparables are improved with 2-story dwellings of frame

¹ The Board finds the best description of the subject property is found in the subject's property record card provided by the board of review.

exterior construction ranging in size from 1,902 to 2,474 square feet of living area. The dwellings were built from 1972 to 1989. The comparables each have a basement finished with a recreation room, one of which is a walk-out. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 506 to 684 square feet of building area. The comparables sold from October 2019 to April 2020 for prices ranging from \$309,000 to \$415,000 or from \$150.79 to \$186.46 per square foot of living area, including land. The appellant also provided the listing sheet for comparable #2 which revealed the dwelling was rehabbed in 2017. Based on this evidence, the appellant requested the subject's assessment be reduced to \$108,528, which would reflect a market value of \$325,617 or \$164.29 per square foot of living area, including land, when using 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 \$127,841. The subject's assessment reflects a market value of \$384,022 or \$193.75 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 three comparable sales located from .07 to .76 of a mile from the subject property, one of which has the same assessment neighborhood code as the subject. Board of review comparable #3 is the same property as the appellant's comparable #4. The comparables have sites that range in size from 7,550 to 28,550 square feet of land area. The comparables are improved with 1.75-story or 2-story dwellings of aluminum or wood siding exterior construction ranging in size from 1,926 to 2,156 square feet of living area. The dwellings were built from 1901 to 1978 with comparable #1 having a reported effective age of 1938. The comparables each have a basement, two of which are finished with a recreation room. Two comparables have central air conditioning. Each comparable has one or two fireplaces and a garage ranging in size from 360 to 528 square feet of building area. The comparables sold from April to November 2020 for prices ranging from \$400,000 to \$478,000 or from \$191.67 to \$221.71 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 six suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the appellant's comparable #3 due to its larger site size, larger dwelling size and distant location from the subject being more than one mile away. The Board has also given less weight to appellant's comparable #4/board of review comparable #3 due to its larger site size when compared to the subject. The Board has

given reduced weight to board of review comparable #1 due to its significantly older dwelling age when compared to the subject dwelling.

The Board finds the best evidence of the market value to be the appellant's comparables #1 and #2, along with board of review comparable #2, which are similar to the subject in location and site size. However, the Board finds these three comparable dwellings are inferior to the subject due to their smaller recreation room or lack of a recreation room, two comparables are somewhat older in age when compared to the subject and one comparable has no central air conditioning, a feature of the subject suggesting upward adjustments for these differences would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from October 2019 to October 2020 for prices ranging from \$309,000 to \$478,000 or from \$150.79 to \$221.71 per square foot of living area, including land. The subject's assessment reflects a market value of \$384,022 or \$193.75 per square foot of living area, including land, which falls within the range established by the most similar comparable sales in the record both in terms of overall market value and on a price per square foot basis. Based on this record and after considering adjustments to the comparable for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Jennifer Speight, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085