



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

APPELLANT: Gregory Tilly
DOCKET NO.: 20-00953.001-R-1
PARCEL NO.: 13-15-402-033

The parties of record before the Property Tax Appeal Board are Gregory Tilly, 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: \$43,964
IMPR.: \$157,983
TOTAL: \$201,947

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 part two-story and a part one-story¹ dwelling of brick and wood siding exterior construction with 3,261 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning, a fireplace and an 858 square foot garage. The property has an approximately 59,400 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 marked “comparable sales” as the basis of the appeal but provided no recent comparable sales to support this contention. However, as part of their submission, counsel for the appellant provided a letter contending the subject property had been listed on the Multiple

¹ The Board finds the best description of the subject dwelling is found in the subject’s property record card provided by the board of review which contains a detailed schematic diagram of the subject dwelling.

Listing Service (MLS) for 343 days, from December 2017 to November 2018. Counsel asserted during that time the subject was listed for a price of \$562,500, which is well below its current market value of \$605,901. In support of this contention, counsel provided a copy of the MLS listing sheet which disclosed the subject property was originally listed on December 7, 2017 for a price of \$562,500. The listing was subsequently removed from the MLS on November 14, 2018. In addition, a copy of the Listing and Property Report disclosed the subject property had also been listed for sale in March 2007 for a price of \$687,900 which was subsequently reduced to \$673,900 in May 2007, prior to the listing being removed from the MLS in August 2007.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the December 2017 list price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$201,947. The subject's assessment reflects a market value of \$606,630 or \$186.03 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 with the same assessment neighborhood code as the subject and located from .20 of a mile to 1.72 miles from the subject property. The comparables have sites ranging in size from 49,630 to 106,290 square feet of land area. The comparables are improved with two-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,212 to 3,652 square feet of living area. The dwellings were built from 1985 to 1995 with comparables #1 and #4 having reported effective ages of 1990 and 1991, respectively. The comparables each have a basement, three of which are finished with a recreation room. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 627 to 877 square feet of building area. Two comparables each have an inground swimming pool. The comparables sold from June 2019 to October 2020 for prices ranging from \$620,000 to \$642,500 or from \$172.51 to \$200.03 per square foot of living area, including land.

The board of review presented a duplicate copy of the subject's listing sheet and highlighted the fact the subject was taken off the market on November 14, 2018.

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 disclosed that on December 7, 2017, the subject property was listed for a price of \$562,500 or \$172.49 per square foot of living area including land. This listing was cancelled on

November 14, 2018 or approximately 13 months prior to the assessment date at issue, and thus less likely to be indicative of the subject's market value as of January 1, 2020.

The record also contains five comparable sales presented by the board of review. The Board has given reduced weight to board of review comparables #3 and #5 as each comparable has an inground swimming pool, unlike the subject. Furthermore, both comparables have considerably larger site sizes when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #1, #2 and #4, which sold more proximate in time to the assessment date at issue and are relatively similar to the subject in location, site size, dwelling size, design, age and some features, except two comparables have basement recreation rooms, unlike the subject, suggesting downward adjustments would be required to make these comparables more equivalent to the subject. These three comparables sold from July 2019 to October 2020 for prices ranging from \$620,000 to \$642,500 or from \$173.67 to \$200.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$606,630 or \$186.03 per square foot of living area, including land, which is below the range established by the best comparable sales in this record in terms of overall value but within the range on a price per-square-foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and no reduction in the subject's assessment is 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:

December 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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