



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

APPELLANT: Bartley Bryerton  
DOCKET NO.: 20-01080.001-R-1  
PARCEL NO.: 15-23-301-008

The parties of record before the Property Tax Appeal Board are Bartley Bryerton, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher in Chicago; 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:** \$32,818  
**IMPR.:** \$92,821  
**TOTAL:** \$125,639

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 one-story dwelling of wood frame construction with 2,215 square feet of living area. The dwelling was constructed in 1977. Features of the home include a slab foundation, central air conditioning, a fireplace, an attached 638 square foot garage and a 130 square foot enclosed porch. The property is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted assessment information on three equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with one-story dwellings containing 2,563 square feet of living area. The dwellings were built in 1977. The comparables have slab foundations, central air conditioning, a fireplace and an attached 484 square foot garage. The comparables have

improvement assessments ranging from \$64,197 to \$100,789 or from \$25.05 to \$39.32 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$125,639. The subject property has an improvement assessment of \$92,821 or \$41.91 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables that are located within the same neighborhood code as the subject. The board of review's comparable #2 is the same property as the appellant's comparable #1. The comparables are improved with one-story dwellings containing from 2,215 to 2,819 square feet of living area. The dwellings were built in 1977, with one having an effective age of 1980, and do not have basements. The comparables have central air conditioning, a fireplace and an attached 484 or 638 square foot garage. The comparables have improvement assessments ranging from \$91,089 to \$110,841 or from \$39.19 to \$41.16 per square foot of living area. The board of review noted the subject has a 130 square foot enclosed porch that the comparables lack. Based on this evidence the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity with respect to the subject's improvement as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 eight equity comparables for the Board's consideration, one of which was submitted by both parties. The Board gives less weight to the appellant's comparables due to their considerably larger dwelling size, when compared to the subject. The Board also gives less weight to the board of review's comparables #1, #2 and #3, which includes the parties' common comparable, due to their considerably larger dwelling size, when compared to the subject. The Board finds the board of review's remaining comparables are nearly identical to the subject in location, style, age, size and most features. However, each lacks an enclosed porch, which is a feature of the subject. Nevertheless, the best comparables have improvement assessments of \$91,089 and \$91,169 or \$41.12 and \$41.16 per square foot of living area. The subject's improvement assessment of \$92,821 or \$41.91 per square foot of living area falls slightly above the improvement assessments of the best comparables in the record. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their lack of an enclosed porch, the Board finds the subject's higher improvement assessment is justified. Based on this record, the Board finds a reduction in the subject's assessment is not 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: October 18, 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

Bartley Bryerton, by attorney:  
Brian S. Maher  
Weis, DuBrock, Doody & Maher  
1 North LaSalle Street  
Suite 1500  
Chicago, IL 60602-3992

COUNTY

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