



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

APPELLANT: William Callinan  
DOCKET NO.: 20-01283.001-R-1  
PARCEL NO.: 11-32-107-009

The parties of record before the Property Tax Appeal Board are William Callinan, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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:** \$49,099  
**IMPR.:** \$115,687  
**TOTAL:** \$164,786

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 brick and frame exterior construction with 3,215 square feet of living area. The dwelling was constructed in 1999 and is approximately 21 years old. Features of the home include a full basement, central air conditioning, a fireplace, and a 2-car garage. The property has an approximately 9,610 square foot site and is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$495,000 as of March 21, 2020. The appraisal was prepared by Vlad Duzhak, a certified residential real estate appraiser, for the purpose of a mortgage refinancing transaction.

Under the sales comparison approach, the appraiser examined three comparable sales and one listing. The comparables are located from 0.03 to 0.54 of a mile from the subject. The parcels

range in size from 10,010 to 13,608 square feet of land area and are improved with two-story homes of brick and frame exterior construction ranging in size from 2,707 to 3,649 square feet of living area. The dwelling range in age from 21 to 23 years old. Each home has a basement, two of which have finished area and one of which is a walkout basement. Each home also has central air conditioning, a fireplace, and a 2-car or a 3-car garage. Three comparables sold in June or October 2019 for prices ranging from \$485,000 to \$522,000 or from \$143.05 to \$156.11 per square foot of living area, including land. Comparable #4 is listed for sale for \$515,000 or \$190.25 per square foot of living area, including land. The appraiser made adjustments to the comparables for differences from the subject, such as location, dwelling size, basement finish, and garage size, and made an adjustment to comparable #4 to reflect its character as a listing rather than a sale. After making these adjustments, the appraiser calculated adjusted sale prices ranging from \$469,000 to \$504,600. Based on the foregoing, the appraiser stated the indicated value for the subject under the sales comparison approach was \$495,000.

Under the cost approach, the appraiser calculated the replacement cost new for the subject home of \$495,190, depreciation of \$33,012, and the cost of other site improvements of \$10,000. The appraiser opined a site value of \$80,000 based on the allocation method. Based on these calculations, the appraiser stated the indicated value for the subject under the cost approach was \$552,200.

The appraiser also disclosed that the subject sold in June 2017 for \$505,000 or \$157.08 per square foot of living area, including land.

Based on the foregoing calculations and giving more weight to the sales comparison approach, the appraiser stated a value conclusion for the subject of \$495,000 as of March 21, 2020.

The appellant also submitted a brief arguing that the board of review's comparables differ from the subject in dwelling size and/or features,<sup>1</sup> together with listing sheets for these comparables describing their features.

Based on this evidence the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$176,649. The subject's assessment reflects a market value of \$530,637 or \$165.05 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 are located from 0.06 to 0.23 of a mile from the subject. The parcels range in size from 9,900 to 13,340 square feet of land area and are improved with two-story homes of brick exterior construction ranging in size from 3,293 to 3,666 square feet of living area. The dwellings were built from 1997 to 1999. Each home has a

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<sup>1</sup> The Board notes that only the two of the five comparables identified in the appellant's brief were presented by the board of review in this appeal.

basement, central air conditioning, one or two fireplaces, and a garage with either 620 or 649 square feet of building area. The comparables sold from September 2019 to December 2020 for prices ranging from \$527,000 to \$610,000 or from \$160.04 to \$173.11 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant presented an appraisal and the board of review presented four comparable sales in support of their respective positions before the Board. The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The comparables selected by the appraiser are similar to the subject in design, age, location, lot size, and most features, with two comparables very similar to the subject in dwelling size and the appraiser made reasonable adjustments to these comparables. The appraised value conclusion gives the most weight to appraisal comparable #1 with an adjusted sale price of \$495,000, which is highly similar to the subject in features and amenities. In contrast, the board of review made no adjustments to its comparables for differences from the subject, such as dwelling size, garage size, and other features and amenities.

The subject's assessment reflects a market value of \$530,637 or \$165.05 per square foot of living area, including land, which is above the appraised value. The Board finds the subject property had a market value of \$495,000 as of the assessment date at issue. Since market value has been established the 2020 three year average median level of assessments for Lake County of 33.29% as determined by the Illinois Department of Revenue shall apply. 86 Ill.Admin.Code §1910.50(c)(1).

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.

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Chairman



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Member



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Member



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Member



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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: July 19, 2022



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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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