



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

APPELLANT: Richard & Ann Stobart
DOCKET NO.: 20-02373.001-R-1
PARCEL NO.: 14-06-301-031

The parties of record before the Property Tax Appeal Board are Richard & Ann Stobart, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich, 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: \$78,337
IMPR.: \$200,726
TOTAL: \$279,063

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2-story dwelling of brick exterior construction with 5,804 square feet of living area. The dwelling was constructed in 1989. Features of the home include a basement, central air conditioning, two fireplaces, a 798 square foot inground swimming pool, and a 1,300 square foot garage. The property has a 59,432 square foot site and is located in North Barrington, Ela Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on eight comparable sales located in the same neighborhood as the subject and within .83 of a mile from the subject property. The comparables have sites ranging in size from 31,710 to 67,781 square feet of land area. The properties are improved with 1.5-story, 2-story and 2.5-story dwellings of brick or wood siding exterior construction ranging in size from 4,649 to 6,654 square feet of living area that were built from 1988 to 2009. Each

comparable has a basement, central air conditioning, two to seven fireplaces and a garage ranging in size from 872 to 1,296 square feet of building area. The properties sold from February 2019 to September 2020 for prices ranging from \$332,000 to \$840,000 or from \$52.10 to \$132.51 per square foot of living area, including land. Based on this evidence, the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$279,063. The subject's assessment reflects a market value of \$838,279 or \$144.43 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 two grid analyses totaling nine comparable sales along with property record cards for the subject and each comparable sale. For ease of reading, the Board has renumbered the second set of four comparables as #6 through #9. Board of review comparable sale #5 is a duplicate of appellant's comparable sale #3. The comparables are located within the same neighborhood as the subject and within .78 of a mile from the subject. The properties have sites that range in size from 20,588 to 56,352 square feet of land area and are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size from 3,863 to 6,543 square feet of living area. The dwellings were built from 1988 to 2011. The comparables have basements, six of which are walkout designs. Each comparable has central air conditioning, two to five fireplaces and a garage ranging in size from 768 to 1,263 square feet of building area. Comparable #3 has an 800 square foot inground swimming pool. The properties sold from January 2018 to December 2020 for prices ranging from \$600,000 to \$1,375,000 or from \$129.67 to \$225.97 per square foot of living area, including land. The board of review also noted the subject has a superior land size and all comparables require upward land adjustments. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellants critiqued the board of review comparable sales noting differences in size, style and/or remote sale. In a rebuttal grid analysis, counsel reiterated that appellants' comparables #1 and #2 are the best comparable sales in the record and contended the subject's assessment should be reduced.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted 16 suggested comparable sales for the Board's consideration as one comparable was common to both parties. The Board gives less weight to appellants' comparable #4 due to its smaller dwelling size when compared to the subject. The Board gives less weight to appellants' comparables #5 and #7 which appear to be outliers as they sold considerably lower

than the other sales in the record both on overall price and price per square foot bases. The Board also gives less weight to board of review comparables #1, #2, #4, #7, #8 and #9 due to differences in dwelling size and/or age when compared to the subject.

The Board finds the best evidence of the market value to the remaining comparables in the record which includes the common comparable. These seven comparables are relatively similar to the subject in location, age, dwelling size and features. However, all have a smaller site and a smaller garage while six lack an inground swimming pool when compared to the subject suggesting upward adjustments to make them more equivalent to the subject. These properties sold from November 2019 to October 2020 for prices ranging from \$550,000 to \$950,000 or from \$92.75 to \$189.58 per square foot of living area, including land. The subject's assessment reflects a market value of \$838,279 or \$144.43 per square foot of living area, including land, which falls within the range established by the best comparables in the record. Therefore, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and 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:

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

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

APPELLANT

Richard & Ann Stobart, by attorney:
Jessica Hill-Magiera
Attorney at Law
790 Harvest Drive
Lake Zurich, IL 60047

COUNTY

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