



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

APPELLANT: William Chana
DOCKET NO.: 20-03491.001-R-2
PARCEL NO.: 16-05-201-016

The parties of record before the Property Tax Appeal Board are William Chana, 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 **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: \$142,168
IMPR.: \$237,338
TOTAL: \$379,506

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 2-story dwelling of brick and wood siding exterior construction with 4,445 square feet of living area. The dwelling was constructed in 1957 and has a reported effective age of 1983. Features of the home include a basement with finished area, central air conditioning, two fireplaces, an 816 square foot garage, and an inground swimming pool.¹ The property has a 48,787 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales located within 0.85 of a mile from the subject. Two comparables have 57,064 or 60,113 square foot sites. The comparables are

¹ Additional details regarding the subject property not reported by the appellant are found in the subject's property record card presented by the board of review.

improved with 2-story homes ranging in size from 3,777 to 5,111 square feet of living area. The dwellings were built from 1979 to 1996. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 632 to 864 square feet of building area. The comparables sold from April 2019 to June 2020 for prices ranging from \$639,020 to \$1,192,000 or from \$154.20 to \$299.18 per square foot of living area, including land. Based on this evidence the appellant 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 \$471,974. The subject's assessment reflects a market value of \$1,417,765 or \$318.96 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 where comparable #4 is the same property as the appellant's comparable #2. The comparables are located within 0.68 of a mile from the subject. Four comparables have sites ranging in size from 50,090 to 70,570 square feet of land area. The comparables are improved with 1.75-story or 2-story homes² of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,894 to 5,635 square feet of living area. The dwellings were built from 1955 to 1996. Four homes each have a basement, three of which have finished area, and one home has a concrete slab foundation. Each home has central air conditioning, one to three fireplaces, and one or two garages ranging in size from 552 to 944 square feet of building area. Comparable #3 has an inground swimming pool and comparable #4 is reported to have a fully finished attic. The comparables sold from March 2019 to August 2020 for prices ranging from \$1,000,000 to \$1,875,000 or from \$198.45 to \$332.74 per square foot of living area, including land.

The board of review presented a listing sheet for the subject describing a sale of the subject property in October 2015 for a price of \$1,700,000 and a Real Estate Transfer Declaration describing a sale of the subject property in August 2018 for a price of \$1,700,000, which was not advertised.

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.

² The board of review reported that comparable #2 is a 1-story home; however, the board of review also reported this home has 4,736 square feet of above grade living area and 1,874 square feet of ground floor living area, suggesting this comparable has second floor living area.

The record contains a total of thirteen comparable sales, with one common sale, and evidence of two sales of the subject property for the Board's consideration. The Board gives less weight to the 2015 sale of the subject property, which occurred less proximate in time to the January 1, 2020 assessment date and is less likely to be indicative of market value as of that date, and to the 2018 sale of the subject property, which was not advertised for sale and appears not to have been an arm's length transaction. The Board also gives less weight to the appellant's comparables #2 and #6 and the board of review's comparables #1, #2, #4, and #5, due to substantial differences from the subject in dwelling size, age, foundation type, finished attic area, and/or number of garages.

The Board finds the best evidence of market value to be the appellant's comparables #1, #3, #4, #5, #7, #8, and #9 and the board of review's comparable #3, which are similar to the subject in dwelling size, age/effective age, location, and features, although only one of these comparables has finished basement area and an inground swimming pool like the subject, suggesting upward adjustments to these other comparables would be needed to make them more equivalent to the subject. These most similar comparables sold from March 2019 to June 2020 for prices ranging from \$715,000 to \$1,192,000 or from \$154.20 to \$253.97 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,417,765 or \$318.96 per square foot of living area, including land, which is above the range established by the best comparable sales in this record and appears to be excessive. The most similar comparable, the board of review's comparable #3, sold in March 2019 for \$1,120,000 or \$253.97 per square foot of living area, including land. This comparable is very similar to the subject in dwelling size, has finished basement area and an inground swimming pool like the subject, and a similarly sized garage, but has a larger lot with a slightly older home than the subject. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds a 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

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:

February 21, 2023



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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