



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

APPELLANT: Maureen Marsh
DOCKET NO.: 20-03566.001-R-1
PARCEL NO.: 16-03-101-003

The parties of record before the Property Tax Appeal Board are Maureen Marsh, 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: \$166,527
IMPR.: \$452,986
TOTAL: \$619,513

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 is improved with a two-story dwelling of brick exterior construction containing 5,644 square feet of living area. The dwelling was built in 2004. Features of the home include an unfinished full basement, central air conditioning, three fireplaces¹ and an attached garage with 804 square feet of building area. The property has a site with approximately 27,860 square feet of land area located in Lake Forest, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings that range in size from 4,572 to 6,711 square feet of living area. The homes were built from

¹ A copy of the subject's property record card reports the subject property has one wood burning fireplace stack with three openings.

1975 to 2017. Comparable #1, the oldest home, has an effective construction date of 1992 due to being rehabbed in 2017. Each comparable has a basement, central air conditioning, one or three fireplaces², and an attached garage ranging in size from 648 to 895 square feet of building area. The comparables are located from approximately .06 to .70 of one mile from the subject property with sites ranging in size from 25,269 to 73,181 square feet of land area. These properties sold from August 2018 to June 2020 for prices ranging from \$1,575,000 to \$2,500,000 or from \$332.17 to \$441.15 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$564,344.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$619,513. The subject's assessment reflects a market value of \$1,860,958 or \$329.72 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 improved with 1.5-story, 1.75-story or 2-story dwellings of brick, stone, or brick and wood siding exterior construction built from 1928 to 2017 that range in size from 4,104 to 5,603 square feet of living area. Each comparable has a full or partial basement with one having finished area, central air conditioning, two to six fireplaces, and an attached garage ranging in size from 552 to 880 square feet of building area. Comparable #3 also has a detached garage with 924 square feet of building area. The comparables are located from approximately .24 to 1.21 miles from the subject property with sites ranging in size from 40,850 to 57,930 square feet of land area. The sales occurred from March 2019 to September 2020 for prices ranging from \$2,050,000 to \$3,350,000 or from \$364.12 to \$614.90 per square foot of living area, including land.

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 contains nine comparable sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable #1 due to differences from the subject property in age and the fact the sale occurred in August 2018, not as proximate in time to the assessment date as the remaining comparables. The Board gives less weight to appellant's comparable #4 due to differences from the subject dwelling in age. The Board gives less weight to board of review comparable #1 due to differences from the subject dwelling in age and the fact this property has finished basement area, unlike the subject property. The Board gives less weight to board of review comparable #3 due to differences from the subject dwelling in age,

² A copy of the Multiple Listing Service (MLS) listing sheet associated with comparable #1 reports the property has three fireplaces.

dwelling size, and the fact this property has an additional detached basement the subject property does not have. The Board gives less weight to board of review comparable #5 due to differences from the subject in age. The Board finds the best evidence of market value to be appellant's comparables #2 and #3 and board of review comparables #2 and #4. These four comparables are improved with two-story dwellings that range in size from 4,572 to 6,711 square feet of living area that were built from 2006 to 2013. The best comparables sold for prices ranging from \$1,575,000 to \$2,500,000 or from \$344.49 to \$453.89 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,860,958 or \$329.72 per square foot of living area, including land, which is within the overall price range but below the range on a per square foot of living area basis. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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

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