



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

APPELLANT: Brian Tenner
DOCKET NO.: 20-03689.001-R-1
PARCEL NO.: 15-24-206-035

The parties of record before the Property Tax Appeal Board are Brian Tenner, 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: \$63,775
IMPR.: \$156,492
TOTAL: \$220,267

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 exterior construction containing 3,776 square feet of living area. The dwelling was constructed in 1974 with an effective construction date of 1984. Features of the home include a partial basement that is partially finished with a recreation room, central air conditioning, one fireplace and an attached garage with 529 square feet of building area. The property has a site with approximately 22,200 feet of land area located in Lincolnshire, Vernon 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 of brick and frame or frame exterior construction that range in size from 3,164 to 3,811 square feet of living area. Appellant's comparables #4 and #5 are duplicates. The homes were built from 1964 to 1974 and have effective construction dates of 1972 to 1978. Each comparable has a

basement with three having finished area, central air conditioning, one fireplace and an attached garage ranging in size from 484 to 770 square feet of building area. The comparables are located from .10 to .46 of one mile from the subject property and have sites ranging in size from 17,860 to 23,958 square feet of land area. The comparables sold from May 2019 to June 2020 for prices ranging from \$460,000 to \$665,000 or from \$134.15 to \$180.15 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$208,918.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$238,244. The subject's assessment reflects a market value of \$715,662 or \$189.53 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 with comparable #3 being the same properties as appellant's comparables #3. The comparables are improved with two-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 3,299 to 3,811 square feet of living area. The homes were built from 1964 to 1980 and have effective construction dates ranging from 1971 to 1980. Four comparables have full basements with two having finished area and one comparable has a slab foundation. Each comparable has central air conditioning, one or two fireplaces, and an attached garage ranging in size from 484 to 667 square feet of building area. The comparables are located from approximately .36 to 1.58 miles from the subject property with sites ranging in size from 17,860 to 37,030 square feet of land area. The sales occurred from May 2019 to September 2020 for prices ranging from \$625,000 to \$685,000 or from \$174.49 to \$202.17 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 evidence in the record supports a reduction in the subject's assessment.

The parties submitted information on eight comparables sales to support their respective positions. The Board gives less weight to appellant's comparable #1 as the price of this property is an outlier in relation to the remaining comparables submitted by the parties. The Board gives less weight to appellant's comparable #4 due to differences from the subject in dwelling size. The Board gives less weight to board of review comparable #5 due to differences from the subject dwelling in land area, location, and lack of a basement foundation. The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 as well as board of review comparable sales #1 through #4, which includes a common comparable. These most similar comparables sold for prices ranging from \$575,000 to \$685,000 or from \$170.93 to \$202.17 per square foot of living area, including land. The comparable most similar to the subject in dwelling size is appellant's comparable #3/board of review comparable #3 that sold for a price of \$665,000 or \$174.59 per square foot of living area, including land. The subject's assessment

reflects a market value of \$715,662 or \$189.53 per square foot of living area, including land, which is above the overall price range but within the range on a per square foot of living area basis. Importantly, the subject's assessment reflects a market value above the common comparable submitted by the parties which is also most similar to the subject in size. Based on this evidence 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: _____

January 17, 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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