



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

APPELLANT: Victoria Stencil
DOCKET NO.: 20-03714.001-R-1
PARCEL NO.: 15-30-303-003

The parties of record before the Property Tax Appeal Board are Victoria Stencil, 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: \$39,936
IMPR.: \$145,322
TOTAL: \$185,258

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 wood siding exterior construction with 3,170 square feet of living area.¹ The dwelling was built in 1987. Features of the home include a basement with finished area, central air conditioning, a fireplace, and an 850 square foot garage. The property has a 38,333 square foot site and is located in Long Grove, 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 located within .55 miles from the subject property. The comparables have sites ranging in size from 43,560 to 77,101 square feet of land area and are improved with two-story dwellings of brick, frame, or brick and frame

¹ The Board finds the best evidence of the subject's dwelling size was found in the subject's property record card submitted by the board of review which contained a schematic diagram with dimensions.

exterior construction ranging in size from 3,276 to 3,918 square feet of living area. The dwellings were built from 1989 to 1996. The comparables have basements, three of which have finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 752 to 906 square feet of building area. The appellant's evidence disclosed comparables #3 and #4 were rehabs in 2018 and 2015, respectively. The comparables sold from June 2018 to July 2019 for prices ranging from \$585,000 to \$609,000 or from \$155.44 to \$178.57 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 \$185,258. The subject's assessment reflects a market value of \$556,497 or \$175.55 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 three comparable sales located from .51 to 1.02 miles from the subject property. The comparables have sites ranging in size from 48,930 to 84,940 square feet of land area and are improved with one-story² or two-story dwellings of brick or brick and wood siding exterior construction. The dwellings range in size from 2,950 to 3,695 square feet of living area and were built from 1978 to 1994. The comparables have basements with two having a recreation room. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 696 to 864 square feet of building area. Comparable #1 has an inground swimming pool. The properties sold from July 2019 to November 2020 for prices ranging from \$603,000 to \$641,000 or from \$163.19 to \$210.51 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of nine suggested comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #1, #3 and #4 which sold over 16 months prior to the January 1, 2020 assessment date and are less likely to be reflective of market value. The Board gives less weight to board of review comparables #1, #4 and #5 as comparable #1 has an inground swimming pool which is not a feature of the subject, comparable #2 is located over 1 mile from the subject and comparable #5 has a significantly larger site than the subject.

² The Board finds board of review comparables #4 and #5 have ground floor areas of 1,489 and 872 square feet with above ground areas of 3,532 and 3,212 square feet, respectively, suggesting these are part two story dwellings.

The Board finds the best evidence of market value to be appellant's comparable #2 and board of review comparables #2 and #3 which sold proximate in time the assessment date at issue and are relatively similar to the subject in location, age, dwelling size and some features. However, two comparables have unfinished basements unlike the subject, suggesting upward adjustments may be required to make them more equivalent to the subject. The comparables have larger site sizes than the subject, suggesting downward adjustments may be required to make them more equivalent to the subject. Nevertheless, the best comparables sold from July 2019 to July 2020 for prices ranging from \$585,000 to \$621,000 or from \$166.19 to \$210.51 per square foot of living area, including land. The subject's assessment reflects a market value of \$556,497 or \$175.55 per square foot of living area, including land, which is within the range established by the best comparable sales in the record on the basis of price per square foot but below the range on an overall price basis. 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 its assessment is supported and a reduction in the subject's assessment is not warranted.

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

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

APPELLANT

Victoria Stencel, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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