



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

APPELLANT: Phillip Young
DOCKET NO.: 20-03884.001-R-1
PARCEL NO.: 15-21-210-006

The parties of record before the Property Tax Appeal Board are Phillip Young, 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: \$31,261
IMPR.: \$133,723
TOTAL: \$164,984

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 one-story dwelling of wood siding exterior construction with 2,610 square feet of living area. The dwelling was constructed in 1996. Features of the home include an unfinished basement, central air conditioning and a 649 square foot garage. The property has an approximately 10,020 square foot site and is located in Buffalo 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 three comparable sales with the same assessment neighborhood code as the subject and located within .36 of a mile from the subject property. The comparables have sites containing 9,148 or 11,761 square feet of land area. The comparables are improved with one-story dwellings of frame exterior construction ranging in size from 2,248 to 2,867 square feet of living area. The dwellings were built in 1996 or 1997. The comparables

each have a basement, one of which is finished with a recreation room. Each comparable has central air conditioning and a garage ranging in size from 442 to 649 square feet of building area. Two comparables each have one fireplace. The comparables sold from January 2018 to April 2020 for prices of \$460,000 or \$492,000 or from \$160.45 to \$218.86 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$137,446, which would reflect a market value of \$412,379 or \$158.00 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$164,984. The subject's assessment reflects a market value of \$495,596 or \$189.88 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, where comparables #1 and #2 are the same properties as the appellant's comparables #1 and #3, respectively, which were previously described. As to board of review comparable #3, the property is located approximately 1.16 miles from the subject property and has a 14,230 square foot site that is improved with a one-story dwelling of wood siding and brick exterior construction containing 2,519 square feet of living area. The dwelling was built in 1989 and has an unfinished basement, central air conditioning, one fireplace and a 441 square foot garage. The comparable sold in November 2020 for a price of \$480,000 or \$190.55 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 four suggested comparable sales for the Board's consideration, as two sales were common to both parties. The Board has given less weight to the appellant's comparable #2 as it sold 24 months prior to the assessment date at issue, and thus less likely to be indicative of the subject's market value as of the January 1, 2020 assessment date. The Board has given reduced weight to board of review comparable #3 due to its distant location from the subject being more than one mile away.

The Board finds the best evidence of market value to be the parties' two common comparables, which sold proximate in time to the assessment date and are similar to the subject in location, dwelling size, design, age and some features. These comparables sold in August 2019 and April 2020 for prices of \$460,000 and \$492,000 or for \$160.45 and \$218.86 per square foot of living area, including land. The subject's assessment reflects a market value of \$495,596 or \$189.88 per square foot of living area, including land, which is bracketed by the two best comparable

sales in the record on a price per square foot basis, but slightly above the comparables in overall market value. However, based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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

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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