



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

APPELLANT: Jon and Christine Sipe
DOCKET NO.: 20-03942.001-R-1
PARCEL NO.: 15-19-201-011

The parties of record before the Property Tax Appeal Board are Jon and Christine Sipe, the appellants, 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: \$63,307
IMPR.: \$156,671
TOTAL: \$219,978

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 exterior construction with 4,089 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning, four fireplaces and an attached 851 square foot garage. The property has an approximately 103,240 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales that are located from .22 to .72 of a mile from the subject. The comparables have sites ranging in size from 43,560 to 58,052 square feet of land area that are improved with 2-story dwellings of brick or frame exterior construction ranging in size from 3,444 to 4,366 square feet of living area. The dwellings were built from 1987 to 1991. The comparables have basements, three of which have finished area, central air

conditioning, two or three fireplaces, and an attached 760 or 792 square foot garage. Two comparables each have a swimming pool. The comparables sold from July 2019 to April 2020 for prices ranging from \$465,000 to \$560,000 or from \$111.09 to \$158.64 per square foot of living area, including land.

Based on this evidence the appellants requested that the subject's assessment be reduced to \$205,792, which reflects a market value of \$618,180 or \$151.18 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.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$226,767. The subject's assessment reflects a market value of \$681,187 or \$166.59 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 that are located from .47 to .98 of a mile from the subject. The comparables have sites ranging in size from 43,650 to 84,940 square feet of land area that are improved with 1-story or 2-story dwellings of wood siding, brick or wood siding and brick exterior construction ranging in size from 3,212 to 3,800 square feet of living area. The dwellings were built from 1979 to 1989. The comparables have basements, one of which has a walkout and each of which have finished area. The comparables have central air conditioning, from one to three fireplaces, and an attached garage ranging in size from 704 to 980 square feet of building area. One comparable has a swimming pool and one comparable has a gazebo. The comparables sold from April to November 2020 for prices ranging from \$565,000 to \$657,500 or from \$161.61 to \$199.56 per square foot of living area, including land.

The board of review proposed an assessment value of \$219,978 for the subject. The board of review argued that their comparables support a market value of \$660,000 for the subject, since all of the board of review's comparables have a lower quality grade.

Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of nine comparable sales for the Board's consideration, none of which are particularly similar to the subject. The Board finds all of the parties' comparables are dissimilar to the subject in site size, dwelling size and features. Nevertheless, the Board gives less weight to the board of review's comparables #4 and #5, due to their dissimilar 1-story style

dwelling when compared to the subject. The Board finds the parties' remaining comparables are similar to the subject in location, style, age and some features. However, each of the best comparables have finished basement area and/or a swimming pool when compared to the subject, albeit all have a smaller site than the subject. Nevertheless, the best comparables sold from July 2019 to October 2020 for prices ranging from \$465,000 to \$657,000 or from \$111.09 to \$173.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$681,187 or \$166.59 per square foot of living area, including land, which falls above the range established by the best comparables in the record on a total market value basis but within the range on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their smaller sites and lower quality grade, the Board finds the board of review's proposed assessment of \$219,978 is reasonable and supported by the best comparable sales. 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: 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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