



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

APPELLANT: Karla Schwartz
DOCKET NO.: 20-04208.001-R-1
PARCEL NO.: 12-31-208-006

The parties of record before the Property Tax Appeal Board are Karla Schwartz, 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: \$118,677
IMPR.: \$355,419
TOTAL: \$474,096

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 1-story dwelling of brick exterior construction with 6,239 square feet of living area. The dwelling was built in 1928. Features of the home include a concrete slab foundation, central air conditioning, one fireplace, partially finished attic, and a 462 square foot attached garage. The home has a 924 square foot inground swimming pool¹. The property has an approximately 35,709 square foot site and is located in Lake Forest, Shields 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 different neighborhood codes than the subject property and located from 1.51 to 2.77 miles from the subject property. The

¹ The property record card presented by the board of review disclosed the subject had an inground swimming pool, a feature not disclosed by the appellant.

comparables have sites that range in size from 66,647 to 242,629 square feet of land area. The appellant reported that the comparables are improved with 1-story dwellings ranging in size from 5,964 to 6,410 square feet of living area. The dwellings were built from 1953 to 1990 with comparable #2 having an effective year built of 1980. Each comparable has a finished basement, central air conditioning, one fireplace, and an 888 to 2,530 square foot attached garage. The properties sold in January 2018 and August 2019 for prices ranging from \$2,000,000 to \$2,747,500 or from \$312.01 to \$458.68 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$432,527, which would reflect a market value of \$1,297,711 or \$208.00 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The appellant also submitted a copy of the decision of the board of review disclosing the subject property had a total assessment of \$474,096 reflecting a market value of \$1,424,139 or \$228.26 per square foot of living area, including land, 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 the subject's assessment, the board of review submitted information on three comparable sales with one having the same neighborhood code as the subject property² and located from 0.85 of a mile to 1.63 miles from the subject. Board of view comparables #1 and #3 are the same properties as the appellant's comparables #2 and #3, respectively. The comparables have sites that range in size from 60,110 to 242,630 square feet of land area. The board of review reported that these comparables are improved with 1-story dwellings of brick or brick and wood siding exterior construction that range in size from 5,893 to 5,990 square feet of living area. The dwellings were built from 1953 to 1968 with comparables #2 and #3 both having an effective year built of 1980. Each comparable has a basement with one having finished area, central air conditioning, two fireplaces, an 888 to 1,329 square foot garage, and an inground swimming pool. The properties sold in February 2019 and August 2019 for prices ranging from \$790,000 to \$2,747,500 or from \$134.06 to \$458.68 per square foot of living area, land included.

The board of review provided a 2013 MLS listing sheet which, in part, described the subject property as an "unbelievable architecturally significant home" that is part of the historic Meadowood Farm. The board of view argued that the subject property was "unique" and that a "limited market appeal would reduce the validity of a standard sales argument".

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

² Board of review comparable #4 is the same property as board of review comparable #1.

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 comparable sales for the Board's consideration, which includes the parties' two common comparables. The Board finds that none of suggested comparables are truly similar to the subject due to significant differences from the subject in age, garage size, and/or location. In addition, each comparable has a basement unlike the subject's concrete slab foundation. Nevertheless, the Board gives less weight to the appellant's comparable #1 which has a sale date that is less proximate to the subject's January 1, 2020 assessment date than the other comparables in the record and less weight to board of review comparable #2 which has an estimated market value that is significantly less than the other comparables in the record. The two remaining comparable sales sold in August 2019 for prices of \$2,025,000 and \$2,747,500 or \$339.54 and \$458.68 per square foot of living area, land included, respectively. The subject's assessment reflects an estimated market value of \$1,424,139 or \$228.26 per square foot of living area, land included, which falls below the estimated market values of the two best comparable sales in the record. Based on the record, 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: 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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