



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

APPELLANT: Pat Barry
DOCKET NO.: 20-04209.001-R-1
PARCEL NO.: 12-31-207-001

The parties of record before the Property Tax Appeal Board are Pat Barry, 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: \$113,369
IMPR.: \$209,789
TOTAL: \$323,158

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 2-story dwelling of brick exterior construction with 3,432 square feet of living area. The dwelling was built in 1925. Features of the home include a finished basement, central air conditioning, three fireplaces, and a 420 square foot garage. The property has an approximately 31,420 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 are located from 1.52 to 2.25 miles from the subject. The comparables have sites that range in size from 42,689 to 70,380 square feet of land area. The appellant reported that the comparables are improved with 1-story or 2-story dwellings ranging in size from 2,899 to 3,917 square feet of living area. The dwellings were built from 1966 to

1971. Each comparable has a basement, central air conditioning, one fireplace, and a 506 to 552 square foot garage. The properties sold from February to October 2020 for prices ranging from \$775,000 to \$1,100,000 or from \$236.15 to \$379.44 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$253,943, which would reflect a market value of \$761,905 or \$222.00 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 \$323,158 reflecting a market value of \$970,736 or \$282.85 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 different neighborhood codes than the subject property and located from 1.33 to 2.05 miles from the subject. Board of review comparable #1 is the same property as the appellant's comparable #3. The comparables have sites that range in size from 19,620 to 70,380 square feet of land area. These comparables are improved with 1.75-story or 2-story dwellings of brick or wood siding exterior construction that range in size from 2,899 to 4,160 square feet of living area. The dwellings were built from 1927 to 1969 with comparable #2 being the oldest comparable but having an effective built year of 1946. Each comparable has a finished basement, central air conditioning, two to four fireplaces, and a 462 to 1,144 square foot garage. The properties sold from January to August 2019 for prices ranging from \$1,070,000 to \$1,500,000 or from \$315.63 to \$379.44 per square foot of living area, land included. 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 five comparable sales for the Board's consideration, including the parties' one common comparable. The Board gives less weight to the appellant's comparable #2 and board of review comparable #3 which differ from the subject in design or dwelling size.

The Board finds the best evidence of market value to be the parties' three remaining comparables, which include the parties' one common comparable. These comparables are more similar to the subject in dwelling size, and most features; however, two of the remaining comparables are newer homes than the subject. The Board gives greatest weight to board of review comparable #2 which is most similar to the subject in age, dwelling size, and features. The three most similar comparables sold from January 2019 to February 2020 for prices ranging from \$925,000 to \$1,100,000 or from \$236.15 to \$379.44 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$970,736 or \$282.85

per square foot of living area, land included, which falls within the range established by the best comparable sales in the record and below the estimated market value of the comparable sale given most weight by the Board. Based on the record and after considering adjustments to the best comparable sales 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: 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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