



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

APPELLANT: Jill Pearre
DOCKET NO.: 20-04211.001-R-2
PARCEL NO.: 12-31-201-002

The parties of record before the Property Tax Appeal Board are Jill Pearre, 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: \$126,025
IMPR.: \$329,765
TOTAL: \$455,790

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 1.5-story dwelling of brick exterior construction with 5,253 square feet of living area that was constructed in 1975. Features of the home include a basement with 2,069 square feet of finished area, central air conditioning, three fireplaces, a 1,100 square foot garage and an inground swimming pool.¹ The property has an approximately 46,540 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 a Multiple Listing Service (MLS) sheet for comparable #3 and information

¹ The Board finds the best description of the subject property was found in its property record card, submitted by the board of review, which reports the property to have three fireplaces, a finished basement and an inground swimming pool. The appellant's appeal petition and grid analysis failed to include any details regarding these elements of the subject property, which the appellant did not refute.

on three comparable sales that are located within 0.86 of a mile from the subject property. The comparables have sites that range in size from 47,215 to 83,265 square feet of land area and are improved with a 1-story, a 1.5-story or a 2-story dwelling that range in size from 4,217 to 5,893 square feet of living area. The dwellings were built from 1928 to 1961 with comparables #1 and #3 having effective ages of 1980 and 1946, respectively. Each comparable has a basement, with one having finished area.² The dwellings each have central air conditioning, one or two fireplaces and a garage ranging in size from 484 to 1,329 square feet of building area. Comparable #3 has an outbuilding that includes a 1-car garage and finished area. The properties sold from January 2019 to July 2020 for prices ranging from \$645,000 to \$1,000,000 or from \$134.06 to \$210.93 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$316,899 which reflects a market value of \$950,792 or \$181.00 per square foot of living area, land included, when applying 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 \$455,790. The subject's assessment reflects a market value of \$1,369,150 or \$260.64 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 located from 0.12 of a mile to 1.19 miles from the subject property. The comparables have sites that range in size from 29,080 to 68,290 square feet of land area and are improved with a 1.5-story, a 1.75-story or a 2-story dwelling that have a combination of brick, stone or wood siding exterior construction and range in size from 4,418 to 6,318 square feet of living area. The homes were built from 1967 to 2006 with comparable #2 having an effective year built of 1979. Each comparable has a basement, with four having finished area. Each dwelling has central air conditioning, three or four fireplaces and a garage ranging in size from 552 to 1,680 square feet of building area. Comparable #4 has a fully finished attic and comparables #3 and #5 each have an inground swimming pool. The properties sold from April 2019 to February 2021 for prices ranging from \$1,300,000 to \$2,190,000 or from \$269.07 to \$377.13 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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.

² The appellant submitted the MLS sheet for its comparable #3 which depicts the property to have been "rehabbed in 2014," includes two fireplaces, finished basement area, and an outbuilding with a 1-car garage and finished area. The appellant's grid analysis failed to include any details regarding this property's basement finish or outbuilding.

The parties submitted eight comparable sales for the Board's consideration. The Board finds that the appellant's comparables are older in age and/or smaller in dwelling size when compared to the subject while the board of review's comparables are newer in age and/or smaller in dwelling size when compared to the subject. Nevertheless, the Board gives less weight to board of review comparable #1, which sold in February 2021, more than 12 months after the assessment date at issue.

The Board finds the appellant's comparables along with board of review's comparables #2, #3, #4 and #5 sold proximate to the assessment date but have varying degrees of similarity to the subject in age, design, dwelling size and other features. These comparables sold from January 2019 to October 2020 for prices ranging from \$645,000 to \$2,190,000 or from \$134.06 to \$377.13 per square foot of living area, including land. Removing the low and high sales, appellant comparable #2 and board of review comparable #5, results in a tighter market value range of \$790,000 to \$1,700,000 or from \$134.06 and \$295.38 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,369,150 or \$260.64 per square foot of living area, including land, which falls within the narrowest range of these comparables. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified, 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



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: March 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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