



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

APPELLANT: Andres Barriga
DOCKET NO.: 20-04219.001-R-2
PARCEL NO.: 12-30-203-010

The parties of record before the Property Tax Appeal Board are Andres Barriga, 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: \$136,331
IMPR.: \$364,813
TOTAL: \$501,144

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 and stone exterior construction with 5,398 square feet of living area that was constructed in 2001. Features of the home include a basement with finished area, central air conditioning, five fireplaces, a 1,248 square foot garage and an inground swimming pool.¹ The property has an approximately 62,420 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 the Multiple Listing Service (MLS) sheet for its comparable #1 and information on three comparable sales located from 1.23 to 1.68 miles from the subject property.

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 was not refuted by the appellant and where some information was omitted in the appellant's grid.

The comparables have sites that range in size from 25,700 to 79,998 square feet of land area and are improved with 2-story dwellings that range in size from 4,425 to 5,262 square feet of living area. The dwellings were built from 1987 to 1998. Each comparable has a basement, with one having finished area.² The homes each have central air conditioning, one fireplace and a garage ranging in size from 690 to 1,113 square feet of building area. The properties sold from October 2019 to July 2020 for prices ranging from \$900,000 to \$1,050,000 or from \$190.28 to \$203.39 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$354,433 which reflects a market value of \$1,063,405 or \$197.00 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 \$501,144. The subject's assessment reflects a market value of \$1,505,389 or \$278.88 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 four comparable sales located within 0.95 of a mile from the subject property. The comparables have sites that range in size from 22,780 to 45,300 square feet of land area and are improved with 1.75-story or 2-story dwellings that have a combination of brick, stone or stucco exterior construction and range in size from 4,346 to 5,807 square feet of living area. The homes were built from 1925 to 2004 with the oldest property having an effective age of 1960. Each comparable has a basement with finished area, central air conditioning, two to five fireplaces and a garage ranging in size from 600 to 1,094 square feet of building area. Two comparables each have an inground swimming pool and one comparable has finished attic area. The properties sold from April 2019 to June 2020 for prices ranging from \$1,505,000 to \$2,190,000 or from \$334.17 to \$396.92 per square foot of living area, land included.

The board of review also submitted a copy of the MLS listing for the subject property. The listing information showed the subject property was listed for sale from June to October 2019 with an original list price of \$1,875,000 which was lowered to \$1,850,000 before the listing was cancelled. 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 MLS sheet on the appellant's comparable #1 reported finished basement area which was omitted from the appellant's grid analysis.

The parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #2 along with board of review comparable #1 which are dissimilar to the subject in age.

The Board finds the best evidence of market value to be appellant comparable #3 and board of review comparables #2, #3 and #4 which are more similar to the subject in age, but present varying degrees of similarity to the subject in dwelling size, site size and other features. These comparables sold from April 2019 to June 2020 for prices ranging from \$900,000 to \$2,190,000 or from \$203.39 to \$396.92 per square foot of living area, including land. Board of review comparable #3 is most similar to the subject in location, age, design, dwelling size, finished basement, inground swimming pool and garage size and sold for \$2,190,000 or \$377.13 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,505,389 or \$278.88 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not justified.

Additionally, while the listing of the subject property does not reflect an actual sale price, the list price for the subject of \$1,850,000 undermines the appellant's argument that the subject property is overvalued since this list price is approximately \$345,000 greater than the subject's market value as reflected in its assessment.

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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