



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

APPELLANT: Stewart Swift  
DOCKET NO.: 20-04223.001-R-1  
PARCEL NO.: 12-29-402-004

The parties of record before the Property Tax Appeal Board are Stewart Swift, 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 **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:** \$229,307  
**IMPR.:** \$148,682  
**TOTAL:** \$377,989

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 3,544 square feet of living area. The dwelling was constructed in 1970. Features of the home include a basement finished with a recreation room, central air conditioning, two fireplaces, a clay tennis court and a 552 square foot garage.<sup>1</sup> The property has a 40,075 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 five comparable sales located from .45 to 1.23 miles from the subject property. The comparables have sites ranging in size from 36,834 to 70,380 square feet of land area and are improved with 1.5-story, 1.75-story or 2-story dwellings ranging in size

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<sup>1</sup> The Board finds the best description of the subject property was found in the property record card submitted by the board of review.

from 2,899 to 4,407 square feet of living area. The dwellings were constructed from 1925 to 1985 with comparables #1 and #4 having effective years built of 1960 and 1975, respectively. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 506 to 667 square feet of building area. The appellant's evidence disclosed comparables, #1, #2, and #5 were rehabs in 2005 and 2006. The comparables sold from October 2019 to July 2020 for prices ranging from \$925,000 to \$1,505,000 or from \$236.15 to \$379.44 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$452,697. The subject's assessment reflects a market value of \$1,359,859 or \$383.71 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 three comparable sales located from 1.02 to 2.22 miles from the subject. These properties have sites ranging in size from 22,160 to 57,930 square feet of land area and are improved with 1-story or 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 4,356 to 4,861 square feet of living area and were built from 1963 to 1994 with comparables #2 and #3 having effective years built of 1980 and 1998, respectively. Each comparable has a basement, two of which are finished with a recreation room, central air conditioning, two or three fireplaces and a garage ranging in size from 512 to 759 square feet of building area. The comparables sold in September or October 2020 for prices ranging from \$1,450,000 to \$1,650,000 or \$323.37 to \$378.79 per square foot of living area, land included. Based on this evidence, the board of review requested that 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eight comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #1 and #5 as well as the board of review comparables due to differences from the subject in site size, age and/or dwelling size. The Board finds the best evidence of market value to be appellant's comparables #2, #3 and #4 which overall are more similar to the subject in site size, dwelling size, age, and some features. These comparables sold from February to July 2020 for prices ranging from \$925,000 to \$1,300,000 or from \$236.15 to \$334.02 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,359,859 or \$383.71 per square foot of living area, including land, which is above the range established by the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Stewart Swift, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085