



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

APPELLANT: Brian Specht
DOCKET NO.: 20-04229.001-R-2
PARCEL NO.: 12-28-401-004

The parties of record before the Property Tax Appeal Board are Brian Specht, 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: \$226,468
IMPR.: \$164,767
TOTAL: \$391,235

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 part 1-story and part 2-story dwelling of wood siding exterior construction with 3,833 square feet of living area.¹ The dwelling was constructed in 1964. Features of the home include a partial basement that is unfinished, central air conditioning, two fireplaces, and a 624 square foot garage. The property has a 45,738 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 located from .25 to 1.60 miles from the subject. The comparables have sites ranging in size from 42,689 to 46,609 square feet of land area and are improved with 1.5-story or 2-story dwellings ranging in size from 3,917 to

¹ The Board finds the best description of the subject property was found in the property record card presented by the board of review.

4,846 square feet of living area. The dwellings were constructed from 1957 to 1967. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 522 to 713 square feet of building area. The comparables sold from February 2019 to February 2020 for prices ranging from \$862,500 to \$982,500 or from \$177.98 to \$250.13 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 \$391,235. The subject's assessment reflects a market value of \$1,175,233 or \$306.60 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 .91 of a mile from the subject. These properties have sites ranging in size from 23,860 to 96,270 square feet of land area and are improved with 1-story² or 1.75-story dwellings of brick exterior construction ranging in size from 3,970 to 4,999 square feet of living area and were built from 1955 to 1986 with effective years built ranging from 1968 to 1988. Each comparable has a partial or full basement, with three having finished area, central air conditioning, two to five fireplaces and a garage ranging in size from 682 to 825 square feet of building area. Comparable #1 also has an inground swimming pool and comparable #5 has a hot tub. The comparables sold from March 2019 to December 2020 for prices ranging from \$1,265,000 to \$2,450,000 or from \$318.64 to \$588.66 per square foot of living area, land included. The subject's property record disclosed a remodeling permit was issued in October 2016 for \$80,000 and a sale price of \$1,115,000 in October 2017. The board of review also provided a current listing printout of the subject property dated 8/10/2021 that disclosed a list price of \$1,995,000. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains seven comparable sales for the Board's consideration. The Board gives less weight to appellant's comparable #3 as well as board of review comparable #1, #2 and #5 due to differences from the subject in site size, dwelling size and/or age. Board of review comparable #1 also has an inground swimming pool unlike the subject.

² The Board finds comparable #1 has 1,339 square feet of ground floor living area and 4,162 square feet of above ground floor area, suggesting this is a part 2-story dwelling.

The Board finds the best evidence of market value to be appellant's comparables #1 and #2 along with board of review comparable #3 which are more similar to the subject in dwelling size and age. The Board recognizes board of review comparable #3 has finished basement area unlike the subject and a smaller site than the subject, suggesting adjustments would have to be considered for these differences. Nevertheless, these comparables sold from February 2019 to February 2020 for prices ranging from \$925,000 to \$1,265,000 or from \$236.15 to \$318.64 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,175,233 or \$306.60 per square foot of living area, including land, which is within 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 supported. Based on this evidence, the Board finds a reduction in the subject's assessment is not 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

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