



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

APPELLANT: Rose Lloyd
DOCKET NO.: 20-04235.001-R-1
PARCEL NO.: 12-28-204-014

The parties of record before the Property Tax Appeal Board are Rose Lloyd, 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: \$217,867
IMPR.: \$130,598
TOTAL: \$348,465

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 brick exterior construction with 4,182 square feet of living area.¹ The dwelling was constructed in 1955 and has a reported effective year built of 1967. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 744 square foot garage. The property has a 41,382 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 within .68 of a mile from the subject property. The comparables have sites ranging in size from 42,689 to 48,787 square feet of land area and are improved with 1.5-story or 2-story dwellings ranging in size from 3,892 to

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

3,928 square feet of living area. The dwellings were constructed from 1957 to 1985. 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 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, 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 \$383,312. The subject's assessment reflects a market value of \$1,151,433 or \$275.33 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 where comparable #3 is the same as appellant's comparable #5, which was previously described. Board of review comparables #1 and #2 are located .61 of a mile and 1.01 miles from the subject. These comparables have sites with 57,930 and 96,270 square feet of land area and are improved with one-story² dwellings of brick or brick and wood siding exterior construction with 4,861 and 4,162 square feet of living area, respectively. The dwellings were built in 1963 and 1955 and have reported effective years built of 1980 and 1968, respectively. Each comparable has an unfinished basement, central air conditioning, two fireplaces and a garage with 759 or 825 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold in September and December 2020 for prices of \$1,600,000 and \$2,450,000 or \$329.15 and \$588.66 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 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, as one comparable was common to both parties. The Board gives less weight to the board of review comparables which includes the common comparable due to differences in site size, dwelling size, age and/or has an inground swimming pool when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparables #1 and #2 which overall are most similar to the subject in location, site size, age, dwelling size and features. These comparables sold in February 2020 or February 2019 for prices of \$925,000 and \$982,500 or for \$236.15 and \$250.13 per square foot of living area, including land. The subject's

² The Board finds these comparables have ground floor area of 1,395 and 1,339 square feet with above ground area of 4,861 and 4,162 square feet, respectively, suggesting these are part two-story dwellings.

assessment reflects a market value of \$1,151,433 or \$275.33 per square foot of living area, including land, which falls above the two 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

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