



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

APPELLANT: Margaret Farley
DOCKET NO.: 20-04242.001-R-1
PARCEL NO.: 12-20-102-002

The parties of record before the Property Tax Appeal Board are Margaret Farley, 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: \$63,740
IMPR.: \$46,249
TOTAL: \$109,989

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 one-story dwelling of frame exterior construction with 1,741 square feet of living area. The dwelling was constructed in 1928. Features of the home include a 186 square foot finished lower level, central air conditioning, a fireplace and a 460 square foot garage.¹ The property has a 10,790 square foot site and is located in Lake Bluff, 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 .66 to 1.21 miles from the subject property. The comparables have sites ranging in size from 6,251 to 17,258 square feet of land area and are improved with one-story dwellings ranging in size from 1,476 to 1,776

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

square feet of living area. The dwellings were constructed in 1952 or 1955. One comparable has central air conditioning. Each comparable has one or two bathrooms, one fireplace and a garage ranging in size from 348 to 506 square feet of building area. The appellant's evidence disclosed appellant's comparable #2 was a rehab in 2018. The comparables sold from May 2019 to April 2020 for prices ranging from \$282,000 to \$465,000 or from \$191.06 to \$266.32 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 \$109,989. The subject's assessment reflects a market value of \$330,397 or \$189.77 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 the three comparables submitted by the appellant as comparables #2, #3, and #1, respectively. The board of review reported a subsequent sale for appellant's comparable #1. This property sold in October 2020 for \$329,000 or \$222.90 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties' submitted the three common comparables for the Board's consideration where one comparable sold twice. The Board gives less weight to appellant's comparable #1/board of review comparable #3 due to a smaller dwelling size and one less bath when compared to the subject.

The Board gives most weight to the parties' two remaining common comparables which are most similar in dwelling size. However, each comparable has a larger site, newer dwelling and larger dwelling size when compared to the subject. In addition, appellant's comparable #2 was a rehab in 2018. Therefore, the Board finds downward adjustments are necessary to make them more equivalent to the subject. Both comparables lack central air conditioning, which is a feature of the subject, suggesting an upward adjustment is necessary to make them more equivalent to the subject. These two comparables sold for prices of \$465,000 and \$449,000 or for \$266.32 and \$252.82 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$330,397 or \$189.77 per square foot of living area, including land, which falls below the two best comparable sales in the record both on overall market value and price per square foot. The Board finds the subject's lower market value is logical considering the subject has a smaller site, older dwelling, and smaller dwelling size. Therefore, after considering adjustments to the comparables for differences when compared to the subject, the Board finds

the appellant did not prove by a preponderance of the evidence that the subject estimated market value as reflected by its assessment was overvalued. Based on this limited record, the Board finds 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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