



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

APPELLANT: Derek Triplett
DOCKET NO.: 20-04266.001-R-1
PARCEL NO.: 11-32-104-032

The parties of record before the Property Tax Appeal Board are Derek Triplett, 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: \$39,279
IMPR.: \$150,022
TOTAL: \$189,301

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 two-story dwelling of brick and frame exterior construction with 3,728 square feet of living area. The dwelling was constructed in 1998. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 649 square foot garage. The property has a 17,010 square foot site and is located in Vernon Hills, Libertyville 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 within .31 of a mile from the subject property. The comparables have sites ranging in size from 9,375 to 13,339 square feet of land area and are improved with two-story dwellings of brick and frame exterior construction ranging in size from 3,163 to 3,610 square feet of living area. The dwellings were constructed from 1997 to 1999. The comparables have unfinished basements, two of which are walkout

design. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 440 to 649 square feet of building area. The appellant's evidence disclosed comparable #5 was a rehab in 2017. The comparables sold from May 2019 to May 2020 for prices ranging from \$460,000 to \$550,000 or from \$144.04 to \$167.02 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 \$197,173. The subject's assessment reflects a market value of \$592,289 or \$158.88 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 five comparable sales where comparable #4 is the same as appellant's comparable #4. The comparables are located within .15 of a mile from the subject. These properties have sites ranging in size from 9,300 to 13,340 square feet of land area and are improved with two-story dwellings of brick exterior construction ranging in size from 3,235 to 3,701 square feet of living area and were built from 1997 to 1999. Each comparable has an unfinished basement, central air conditioning, and a garage ranging in size from 440 to 649 square feet of building area. Three comparables each have one or two fireplaces. Board of review comparable #1 has an enclosed frame porch. The comparables sold from October 2019 to December 2020 for prices ranging from \$505,000 to \$610,000 or from \$152.35 to \$166.39 per square foot of living area, land included. The board of review also submitted the subject's property record which disclosed the subject's land assessment was receiving a 20% reduction due to its location near a road. Based on this evidence and as part of its documentation, the board of review proposed a reduction in the subject's assessment to \$193,981.

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 nine comparable sales for the Board's consideration, as one comparable was common to both parties. The properties are similar to the subject in location, age, and most features. However, the Board gives less weight to appellant's comparables #2 through #5 as well as board of review comparables #4 and #5, which includes the common comparable, as they are less similar to the subject in dwelling size than the other comparables in the record. The Board also gives less weight to board of review comparable #1 which has an enclosed frame porch and an additional fireplace when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable #1 along with board of review comparables #2 and #3 which are most similar to the subject in dwelling size.

These comparables sold in October 2019 or October 2020 for prices ranging from \$520,000 to \$575,000 or from \$144.04 to \$155.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$592,289 or \$158.88 per square foot of living area, including land, which is above the range established by the best comparable sales in the record. After considering the subject's location and 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 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

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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