



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

APPELLANT: Sandra Palmer
DOCKET NO.: 20-04372.001-R-1
PARCEL NO.: 11-20-414-020

The parties of record before the Property Tax Appeal Board are Sandra Palmer, 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: \$56,663
IMPR.: \$94,708
TOTAL: \$151,371

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 wood siding exterior construction with 2,405 square feet of living area. The dwelling was constructed in 1972. Features of the home include a basement, central air conditioning, a fireplace and a 572 square foot garage. The property has a 17,494 square foot site and is located in Libertyville, 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 .12 of a mile from the subject and the same neighborhood as the subject. The comparables have sites ranging in size from 10,409 to 12,565 square feet of land area and are improved with 2-story dwellings of frame exterior construction ranging in size from 2,013 to 2,453 square feet of living area. The dwellings were constructed from 1970 to 1974. Each comparable has a basement, central air

conditioning, and a garage ranging in size from 440 to 515 square feet of building area. Four comparables each have one fireplace. The comparables sold from May 2019 to June 2020 for prices ranging from \$285,000 to \$489,000 or from \$141.58 to \$199.91 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 \$151,371. The subject's assessment reflects a market value of \$454,704 or \$189.07 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 located within .63 of a mile from the subject, three of which are in the same neighborhood as the subject. Board of review comparable #1 is the same as appellant's comparable #5. These properties have sites ranging in size from 10,060 to 12,770 square feet of land area and are improved with 1-story¹ or 2-story dwellings of wood siding exterior construction ranging in size from 2,151 to 2,669 square feet of living area and were built from 1969 to 1983. Comparable #3 has an effective year built of 1986. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 420 to 856 square feet of building area. Comparable #3 also has a finished lower level. The comparables sold from June 2019 to November 2020 for prices ranging from \$430,000 to \$575,000 or from \$196.39 to \$236.83 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 nine comparable sales for the Board's consideration, where one comparable was common to both parties. The Board gives less weight to the appellant's comparable #1 due its smaller dwelling size when compared to the subject. The Board gives less weight to board of review comparable #3 which has a finished lower level unlike the subject. The Board also gives less weight to board of review comparables #4 and #5 which are located in a different neighborhood less proximate to the subject. In addition, board of review comparable #5 is a newer dwelling than the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables which overall are more similar to the subject in location, dwelling size, age and features. These comparables sold from May 2019 to August 2020 for prices ranging from \$380,000 to \$517,000 or from \$170.71 to \$236.83 per square foot of living area, including land. The subject's

¹ The Board finds comparable #3 has 1,144 square feet of ground floor living area and 2,546 square feet of above ground floor area, suggesting this is a part 2-story dwelling.

assessment reflects a market value of \$454,704 or \$189.07 per square foot of living area, including land, which falls 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



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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