



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

APPELLANT: John Lipp
DOCKET NO.: 20-04396.001-R-1
PARCEL NO.: 11-27-108-031

The parties of record before the Property Tax Appeal Board are John Lipp, 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: \$48,164
IMPR.: \$173,896
TOTAL: \$222,060

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 4,034 square feet of living area. The dwelling was constructed in 1984 and has an effective year built of 1989. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a garage with 506 square feet of building area. The property has an approximately 11,650 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 three comparable sales located from 1.33 to 2.01 miles from the subject. The comparables have sites that range in size from 36,251 to 44,948 square feet of land area. The comparables are improved with 2-story dwellings of brick and frame exterior construction ranging in size from 3,261 to 3,820 square feet of living area. The dwellings were built from 1977 to 1991. Each comparable has an unfinished basement, central air conditioning,

one or two fireplaces, and a garage ranging in size from 504 to 851 per square feet of building area. The properties sold in October 2019 and March 2020 for prices ranging from \$562,500 to \$585,000 or from \$153.14 to \$172.49 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$222,060. The subject's assessment reflects a market value of \$667,047 or \$165.36 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 located from 0.07 of a mile to 2.05 miles from the subject. The comparables have sites that range in size from 11,420 to 23,070 square feet of land area. The comparables are improved with 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,317 to 3,358 square feet of living area. The dwellings were built from 1963 to 1983 with the oldest comparable having an effective year built of 1990. Each comparable has an unfinished basement, central air conditioning, one fireplace, and a garage ranging in size from 384 to 625 square feet of building area. Comparable #2 has an inground pool. The properties sold from July 2018 to April 2020 for prices ranging from \$605,000 to \$719,000 or from \$182.39 to \$214.12 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be sustained.

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). 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 six suggested comparable sales for the Board's consideration. The Board finds none of the comparables in the record are truly similar to the subject due to significant differences from the subject in location, dwelling size, and/or amenities. The appellant's comparables and board of review comparables #2 and #3 are located greater than 1.33 miles distant from the subject. Board of review comparable #1 has a sales date that is 17 months prior to the subject's lien date which may not reflect the market value of the subject at the January 1, 2020 assessment date. Additionally, board of review comparable #2 has an inground pool, unlike the subject, and four comparables are considerably smaller homes than the subject. Nevertheless, the parties' comparables sold from July 2018 to April 2020 for prices ranging from \$562,500 to \$719,000 or from \$153.14 to \$214.12 per square foot of living area, land included. The subject's assessment reflects a market value of \$667,047 or \$165.36 per square foot of living area, land included, which falls within the range established by the comparables sales in the

record. Based on the record, the Board finds no reduction in the subject's estimated market value as reflected by its 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



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:

April 18, 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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