



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

APPELLANT: James Davies
DOCKET NO.: 20-04408.001-R-1
PARCEL NO.: 12-28-104-006

The parties of record before the Property Tax Appeal Board are James Davies, 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: \$81,423
IMPR.: \$55,293
TOTAL: \$136,716

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 is improved with a 1-story dwelling of brick and wood siding exterior construction with 1,661 square feet of living area. The dwelling was constructed in 1952. Features of the home include an unfinished basement, one fireplace, and a garage with 440 square feet of building area. The property has an approximately 8,770 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 from 0.12 of a mile to 2.02 miles from the subject property. The comparables have sites that range in size from 11,208 to 24,498 square feet of land area. The comparables are improved with 1-story dwellings ranging in size from 1,458 to 1,980 square feet of living area. The dwellings were built from 1955 to 1962. Each comparable is reported to have an unfinished basement, central air conditioning, one

fireplace, and a garage ranging in size from 405 to 550 square feet of building area. The properties sold from May to December 2019 for prices ranging from \$337,500 to \$590,000 or from \$212.88 to \$297.98 per square foot living area, land included. The appellant submitted supplemental notes which critiqued differences of the comparables from the subject. 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 \$136,716. The subject's assessment reflects a market value of \$410,682 or \$247.25 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 four comparable sales located from 0.10 of a mile to 2.10 miles from the subject property. Board of review comparable #3 is the same property as the appellant's comparable #2. The comparables have sites that range in size from 9,000 to 24,230 square feet of land area. The comparables are improved with 1-story dwellings of brick or wood siding exterior construction ranging in size from 1,113 to 1,980 square feet of living area. The dwellings were built from 1953 to 1962 with comparable #1 having an effective year built of 1975. Three comparables are reported to have basements with two having finished area and one comparable has a slab foundation. Three comparables each have central air conditioning. Each comparable has one or two fireplaces and a garage ranging in size from 276 to 550 square feet of building area. The properties sold from September 2019 to October 2020 for prices ranging from \$399,000 to \$590,000 or from \$219.83 to \$372.87 per square foot of living area, land included. The board of review also disclosed that the subject property sold in May 2017 for a price of \$305,000 or \$183.62 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). 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 seven suggested comparable sales for the Board's consideration, which includes the parties' one common comparable and the sale of the subject in May 2017. The Board gives less weight to the subject's May 2017 sale date as it occurred 31 months prior to the subject's lien date and thus is less proximate in time to the subject's January 1, 2020 assessment date than the comparables in the record. The Board gives less weight to the appellant's comparable #3 and board of review comparable #2 which are located over 2 miles from the subject property and thus are less proximate in location to the subject than the other comparables in the record. The board also gives reduced weight to board of review comparable #4 which lacks a basement, a feature of the subject.

The Board finds the best evidence of market value to be the parties' three remaining comparable sales, which includes the parties' common comparable. The comparables are relatively similar to the subject in location, design, age, dwelling size, and some amenities, except the parties' common comparable has a larger parcel size than the subject. The properties sold from May 2019 to July 2020 for prices ranging from \$337,500 to \$590,000 or from \$219.83 to \$297.98 per square foot of living area, land included. The subject's assessment reflects a market value of \$410,682 or \$247.25 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. Based on the record and after considering adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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:

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

James Davies, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085