



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

APPELLANT: William Johnson
DOCKET NO.: 20-04573.001-R-1
PARCEL NO.: 14-27-114-018

The parties of record before the Property Tax Appeal Board are William Johnson, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. in Chicago; 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: \$50,765
IMPR.: \$212,444
TOTAL: \$263,209

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 brick exterior construction with 4,923 square feet of living area. The dwelling was constructed in 1999. Features of the home include an unfinished walkout basement, central air conditioning, two fireplaces, and a 925 square foot garage. The property has an approximately 20,159 square foot site and is located in Kildeer, Ela 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 with the same assessment neighborhood code as the subject property and located within 0.28 of a mile from the subject. The comparables have sites that range in size from 20,260 to 22,540 square feet of land area. The appellant reported that the comparables are improved with 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,668 to 4,104 square feet of

living area. The dwellings were built from 1998 to 2001. Each comparable has an unfinished basement with three being a walkout style, central air conditioning, one or two fireplaces, and a 670 to 840 square foot garage. Comparable #3 has an inground swimming pool. The properties sold from May 2019 to February 2020 for prices ranging from \$604,500 to \$650,000 or from \$147.30 to \$169.03 per square foot of living area, land included.

Based on this evidence, the appellant requested an assessment reduction.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$263,209, which would reflect a market value of \$790,655 or \$160.60 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 with the same assessment neighborhood code as the subject property and located within 0.26 of a mile from the subject. Board of review comparables #4 and #5 are the same property as the appellant's comparables #4 and #1, respectively. The comparables have sites that range in size from 20,260 to 22,830 square feet of land area. The comparables are improved with 2-story dwellings of brick, wood siding, or brick or wood siding exterior construction ranging in size from 3,980 to 4,520 square feet of living area. The dwellings were built in either 1999 or 2000. Each comparable has an unfinished full basement, central air conditioning, one or two fireplaces, and a 660 to 809 square foot garage. The properties sold from May 2019 to August 2020 for prices ranging from \$620,000 to \$775,000 or from \$154.92 to \$191.36 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 eight suggested comparable sales for the Board's consideration, which included the parties' two common comparables. The Board gives less weight to the appellant's comparables #3 and #5 which differ from the subject in dwelling size and/or has an inground swimming pool, which is not a feature of the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables, including the parties' two common comparables, which are overall more similar to the subject in location, design, age, dwelling size, and most features. These properties sold from May 2019 to August 2020 for prices ranging from \$604,500 to \$775,000 or from \$147.30 to \$191.36 per

square foot of living area, land included. The subject's assessment reflects a market value of \$790,655 or \$160.60 per square foot of living area, land included, which falls above the range established by the best comparable sales in the record on an overall basis but within the range on a per square foot basis and is logical considering the subject's larger dwelling size. Based on the record and after considering adjustments to the best comparables for differences from the subject, 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: 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

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

APPELLANT

William Johnson, by attorney:
Eric Feldman
Eric Feldman & Assoc. P.C.
123 W. Madison St.
Suite 1704
Chicago, IL 60602

COUNTY

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