



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

APPELLANT: Jennifer Kuntz
DOCKET NO.: 20-04780.001-R-1
PARCEL NO.: 14-20-111-019

The parties of record before the Property Tax Appeal Board are Jennifer Kuntz, 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: \$ 25,319
IMPR.: \$ 94,572
TOTAL: \$119,891

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 frame with brick trim exterior construction with 2,428 square feet of living area. The dwelling was constructed in 2005. Features of the home include a full basement, one fireplace and a 440 square foot garage.¹ The property has an approximately 5,570 square foot site and is located in Lake Zurich, 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 sales² located in the same assessment

¹ Although the appellant's description of the subject includes air conditioning, the Board finds the best evidence is drawn from the property record card supplied by the board of review indicating the property lacks central air conditioning.

² Duplicated on two sets of grid analyses where the sale price for comparable #4 is only set forth in the second grid.

neighborhood code as the subject and within .06 of a mile from the subject. The parcels range in size from 4,970 to 6,852 square feet of land area which are improved with two-story dwellings of frame or frame with brick trim exterior construction. The homes were built from 2004 to 2006 and range in size from 2,421 to 2,612 square feet of living area. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 418 to 494 square feet of building area. The comparables sold from February 2019 to July 2020 for prices ranging from \$335,000 to \$400,000 or from \$128.95 to \$154.02 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$113,295, which would reflect a market value of \$339,919 or \$140.00 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$119,891. The subject's assessment reflects a market value of \$360,141 or \$148.33 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, where board of review comparable #3 is the same property as appellant's comparable #5. The comparables are each located in the same assessment neighborhood code as the subject and in relatively close proximity to the subject. The parcels range in size from 4,990 to 6,360 square feet of land area which are improved with two-story dwellings of wood siding exterior construction. The homes were built in either 2005 or 2006 and range in size from 2,153 to 2,597 square feet of living area. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 418 to 494 square feet of building area. The comparables sold from November 2019 to July 2020 for prices ranging from \$400,000 to \$450,000 or from \$154.02 to \$209.01 per square foot of living area, including land.

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 parties submitted a total of seven comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board with varying degrees of similarity to the subject although each is superior to the subject by having central air conditioning which is not an amenity of the subject, suggesting downward adjustments would be necessary to make the comparables more equivalent to the subject in this feature. The comparables sold from February 2019 to July 2020 for prices ranging from \$335,000 to \$450,000 or from \$128.95 to \$209.01 per square foot of living area, including land. The subject's assessment reflects a market value of \$360,141 or \$148.33 per square foot of living

area, including land, which is bracketed by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis which appears to be logical given the subject dwelling is smaller than all but board of review comparable #1 in dwelling size. Accepted real estate valuation theory provides that all factors being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. Therefore, based on this evidence and after considering adjustments to the best comparables for differences, including dwelling size and air conditioning feature, when compared to the subject, 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: June 21, 2022



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

Jennifer Kuntz, 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