



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

APPELLANT: Pamela Janson
DOCKET NO.: 20-04931.001-R-1
PARCEL NO.: 11-09-407-049

The parties of record before the Property Tax Appeal Board are Pamela Janson, 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: \$76,452
IMPR.: \$159,381
TOTAL: \$235,833

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 with wood siding exterior construction with 3,434 square feet of living area. The dwelling was built in 1997. Features of the home include an unfinished full basement, central air conditioning, one fireplace, a partially finished attic, and a 558 square foot attached garage. The property has an approximately 13,053 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 four comparable sales located from 0.11 of a mile to 1.03 miles from the subject and with two having the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 11,634 to 19,437 square feet of land area. These properties are improved with 2-story dwellings with brick, frame, or frame and brick exterior construction that range in size from 3,460 to 3,874 square feet of living area.

The dwellings were built from 1993 to 2001. Each comparable has an unfinished basement, central air conditioning, two or three fireplaces, and a 615 to 911 square foot attached garage. Comparable #3 was reported to have an inground swimming pool. The comparables sold from February 2019 to June 2020 for prices ranging from \$692,500 to \$760,000 or from \$196.18 to \$216.55 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 \$235,833. The subject's assessment reflects a market value of \$708,420 or \$206.30 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 a grid analysis containing information on five comparable sales with the same assessment neighborhood code as the subject property and located within 0.14 of a mile from the subject. Board of review comparable #3 is the same property as the appellant's comparable #2. Two comparables have sites of either 17,830 or 19,930 square feet of land area. These five properties are improved with 2-story dwellings with brick, wood siding, or brick and wood siding exterior construction that range in size from 2,436 to 3,480 square feet of living area. The dwellings were built from 1992 to 1995. Each comparable has an unfinished basement, central air conditioning, one to three fireplaces, and a 537 to 764 square foot attached garage. The comparables sold from April 2019 to December 2020 for prices ranging from \$575,000 to \$750,000 or from \$214.63 to \$236.04 per square foot of living area, land included. Based on this evidence, the board of review requested the 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 Board finds the parties submitted a total of eight comparable sales for the Board's consideration, including the parties' common comparable. The Board gives less weight to the appellant's comparables #3 and #4 which are less proximate in location to the subject than the other comparables in the record and/or has an inground swimming pool, which is not a feature of the subject. The Board gives less weight to board of review comparables #2 and #5 due to differences from the subject in dwelling size.

The Board finds the best evidence of market value to be the parties' remaining comparables, which includes the parties' common comparable, which are overall more similar to the subject in location, design, age, dwelling size, and most features. These four comparables sold from February 2019 to August 2020 for prices ranging from \$649,900 to \$750,000 or from \$196.34 to

\$216.55 per square foot of living area, land included. The subject's assessment reflects a market value of \$708,420 or \$206.30 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. Based on the record and after considering adjustments to the best comparables for differences from the subject, the Board finds that the assessment of the subject property as established by the board of review is supported and no reduction 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

Pamela Janson, 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