



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

APPELLANT: Thomas Henderson
DOCKET NO.: 20-04940.001-R-1
PARCEL NO.: 11-03-300-020

The parties of record before the Property Tax Appeal Board are Thomas Henderson, 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: \$101,228
IMPR.: \$284,228
TOTAL: \$385,456

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 5,702 square feet of living area. The dwelling was constructed in 2000. Features of the home include an unfinished basement, central air conditioning, four fireplaces, an 882 square foot garage, and a 700 square foot inground pool. The property has a 217,800 square foot, or 5 acre, 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 seven comparable sales located from 0.55 to 1.14 miles from the subject property. The parcels range in size from 22,506 to 62,402 square feet or from 0.517 to 1.430 acres of land area. The comparables are improved with 2-story homes of frame and brick construction ranging in size from 4,496 to 6,865 square feet of living area. The dwellings were built from 1993 to 2002 and have effective years built from 1995 to 2003. Each

comparable is reported to have an unfinished basement with two being a walkout style, central air conditioning, two to four fireplaces, and a garage ranging in size from 779 to 1,080 square feet of building area. Comparables #3, #5, and #6 have inground pools. The appellant submitted supplemental notes and an MLS listing with disclosed comparable #4 was rehabbed in 2018. The comparables sold from March 2019 to July 2020 for prices ranging from \$793,500 to \$1,025,000 or from \$132.56 to \$179.73 per square foot of living area, land included. 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 \$385,456. The subject's assessment reflects a market value of \$1,157,873 or \$203.06 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 located from 1.42 to 4.62 miles from the subject property. The parcels range in size from 74,050 to 194,120 square feet or 1.700 to 4.456 acres of land area and are improved with 2-story homes of brick or wood siding exterior construction ranging in size from 4,291 to 5,325 square feet of living area. The dwellings were built from 1965 to 2004 with comparable #3 having an effective year built of 1983. Each of the homes has an unfinished basement, central air conditioning, one to three fireplaces, and a 572 to 1,033 square foot attached garage. Comparables #1 and #3 were also reported to have a 400 and 1,296 square foot detached garage, respectively. Comparable #2 has a stable. Comparable #3 has an inground pool. The comparables sold from November 2019 to September 2020 for prices ranging from \$710,000 to \$1,055,000 or from \$144.96 to \$245.86 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 a total of eleven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #5, #6, and #7 as well as the board of review comparables which are located greater than one mile from the subject and thus are less proximate in location to the subject than the other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparables #1, #2, #3 and #4 which are more proximate in location to the subject than the other comparables in the record and are relatively similar to the subject in age, and some amenities. However, each of these comparables has a considerably smaller parcel size than the subject and three comparables lack an inground pool, which is a feature of the subject, suggesting upward adjustments to them for these differences would be required to make them more equivalent to the subject. The

properties sold from May 2019 to July 2020 for prices ranging from \$799,000 to \$910,000 or from \$132.56 to \$169.00 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,157,873 or \$203.06 per square foot of living area, land included, which falls above the range established by the best comparable sales in this record. However, considering the subject's considerably larger parcel size and its inground pool, the subject's assessment as reflected by its market value is logical. Based on this evidence and after considering appropriate adjustments to the best comparables for differences 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:

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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