



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

APPELLANT: David Hillstrom
DOCKET NO.: 20-04977.001-R-1
PARCEL NO.: 06-24-204-025

The parties of record before the Property Tax Appeal Board are David Hillstrom, 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 **A Reduction** 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: \$40,151
IMPR.: \$60,191
TOTAL: \$100,342

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 vinyl siding exterior construction with 1,792 square feet of living area that was constructed in 1988. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 400 square foot garage. The waterfront property has an approximately 16,680 square foot site and is located in Third Lake, Avon 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 located within 0.47 of a mile from the subject property. The comparables have sites that range in size from 8,712 to 19,166 square feet of land area and are improved with two-story dwellings that range in size from 1,704 to 2,130 square feet of living area. The dwellings were built from 1986 to 1989. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 396 to 600

square feet of building area. The properties sold from May to December 2019 for prices ranging from \$214,000 to \$238,500 or from \$107.32 to \$132.06 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$100,342 which reflects a market value of \$301,056 or \$168.00 per square foot of living area, land included, 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 \$134,313. The subject's assessment reflects a market value of \$403,464 or \$225.15 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 response to the appellant's evidence, the board of review submitted comments asserting the subject is a waterfront property and that none of the appellant's comparables are waterfront properties like the subject. The board of review also asserted the subject property sold in 2018 for \$425,000 and that each of the board of review's comparable sales are waterfront properties.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 0.66 of a mile from the subject property. The comparables have sites that range in size from 9,700 to 22,520 square feet of land area and are improved with one story or two-story dwellings of vinyl or wood siding exterior construction that range in size from 1,496 to 2,234 square feet of living area. The homes were built from 1958 to 1988 with comparable #1 having an effective year built of 1972. Three comparables have a basement, with two having finished area and one comparable has a crawl space foundation. Each comparable has central air conditioning and a garage ranging in size from 400 to 1,395 square feet of building area. Three dwellings have either one or two fireplaces. The properties sold from July 2019 to March 2020 for prices ranging from \$315,000 to \$415,000 or from \$158.46 to \$268.61 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the record disclosed two sales of the subject property dated July 26, 2018 for \$425,000 and October 19, 2020 also for \$425,000. The Board finds the subject's July 2018 sale to be dated and less likely to reflect market value as of the January 1, 2020 assessment date. As to the October 2020 sale of the subject, this appears to be a sale between related parties as both buyer and seller were reported to have the same surname. Therefore, the Board gives less weight to the two reported sales of the subject property.

The parties submitted nine comparable sales for the Board's consideration. The Board gives less weight to board of review comparable #1 which is substantially older in age, differs in design and has a larger garage size when compared to the subject. The Board also gives less weight to board of review comparable #2 which has a crawl space foundation in contrast to the subject's finished basement.

The Board finds the best evidence of market value to be the appellant's comparables and board of review comparables #3 and #4 which are similar to the subject in location, age and design. However, none of the appellant's comparables has a waterfront lot location and six of the seven best comparables lack a finished basement suggesting upward adjustments are needed to make these properties more equivalent to the subject. These best comparables sold from May 2019 to March 2020 for prices ranging from \$214,000 to \$354,000 or from \$107.32 to \$165.65 per square foot of living area, including land. Board of review comparable #3, which sold for \$352,000 or \$165.65 per square foot of living area, land included is considered to be the most similar property in the record when compared to the subject. The subject's assessment reflects a market value of \$403,464 or \$225.15 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is not justified and a reduction in the subject's assessment, commensurate with the request, 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

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