



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

APPELLANT: Simon Hughes
DOCKET NO.: 20-05022.001-R-1
PARCEL NO.: 07-13-426-027

The parties of record before the Property Tax Appeal Board are Simon Hughes, 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: \$14,109
IMPR.: \$84,549
TOTAL: \$98,658

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, duplex dwelling of wood siding exterior construction with 2,902 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning and an attached 486 square foot garage. The property has an approximately 10,860 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales that are located from .04 of a mile to 1.60 miles from the subject. The comparables have sites ranging in size from 10,097 to 14,959 square feet of land area that are improved with 2-story dwellings of wood frame exterior construction ranging in size from 2,496 to 3,440 square feet of living area. The dwellings were built from 1953 to 1987. The comparables have basements and a garage ranging in size from

528 to 792 square feet of building area. Two comparables have central air conditioning and one comparable has a fireplace. The comparables sold from January 2018 to October 2019 for prices ranging from \$257,000 to \$330,000 or from \$92.41 to \$102.96 per square foot of living area, including land.

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 \$98,658. The subject's assessment reflects a market value of \$296,359 or \$102.12 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 that are located from .25 to .92 of a mile from the subject. The board of review's comparable #3 is the same property as the appellant's comparable #3. The comparables have sites ranging in size from 12,770 to 15,200 square feet of land area that are improved with 1-story or 2-story, duplex dwellings of wood siding exterior construction ranging in size from 1,680 to 2,496 square feet of living area. The dwellings were built from 1969 to 1986. The comparables have unfinished basements and an attached 508 or 528 square foot garage. The comparables sold in July or October 2019 for prices of \$185,499 and \$257,000 or from \$94.59 to \$110.42 per square foot of living area, including land.

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 parties submitted a total of five comparable sales for the Board's consideration, one of which was submitted by both parties. The Board gives less weight to the appellant's comparable #2 due to its location over a mile from the subject and its sale date occurring greater than 12 months prior to the January 1, 2020 assessment date at issue. The Board also gives less weight to the board of review's comparables #1 and #2, due to their dissimilar 1-story dwelling style when compared to the subject. The Board finds the parties' remaining comparables, which includes the parties' common comparable, have varying degrees of similarity to the subject. However, each of the best comparables has an older dwelling when compared to the subject. In addition, the appellant's best comparable has a sale date occurring greater than 23 months prior to the January 1, 2020 assessment date at issue and the parties' common comparable lacks central air conditioning, unlike the subject. Nevertheless, the best comparables sold in January 2018 and October 2019 for prices of \$258,000 and \$257,000 or \$92.41 and \$102.96 per square foot of living area, including land, respectively. The subject's assessment reflects a market value

of \$296,359 or \$102.12 per square foot of living area, including land, which falls above the market values of the best comparables in the record on a total market value basis but within the market values on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their older dwelling, the Board finds the subject's higher total estimated market value as reflected by its assessment is justified. Based on this evidence the Board finds a reduction in the subject's assessment is not 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:

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

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

APPELLANT

Simon Hughes, 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