



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

APPELLANT: Ronald Wyncott  
DOCKET NO.: 20-05033.001-R-1  
PARCEL NO.: 07-08-204-002

The parties of record before the Property Tax Appeal Board are Ronald Wyncott, 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:** \$50,335  
**IMPR.:** \$230,058  
**TOTAL:** \$280,393

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 brick exterior construction with 5,266 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement, that has finished area, central air conditioning, three fireplaces, an attached 1,112 square foot garage and a flat barn. The property has an approximately 200,280 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 five comparable sales that are located from .34 to .97 of a mile from the subject. The comparables have sites ranging in size from 88,244 to 248,000 square feet of land area that are improved with 1.5-story or 2-story dwellings of wood frame exterior construction ranging in size from 4,128 to 5,888 square feet of living area. The dwellings were built from 1987 to 1996. The comparables have basements, one of which has

finished area, central air conditioning, from one to three fireplaces and a garage ranging in size from 793 to 1,104 square feet of building area. The comparables sold from January 2019 to April 2020 for prices ranging from \$350,000 to \$600,000 or from \$64.52 to \$133.24 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 \$280,393. The subject's assessment reflects a market value of \$842,274 or \$159.95 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 .51 to .97 of a mile from the subject. The board of review's comparables #3 and #2 are the same properties as the appellant's comparables #3 and #4, respectively. The board of review's unique comparable has a 132,990 square foot site that is improved with a 1-story dwelling of wood siding exterior construction containing 4,913 square feet of living area. The dwelling was built in 1998. The comparable has a basement, that has finished area, central air conditioning, three fireplace, an attached 1,330 square foot garage and a swimming pool. The comparable sold in July 2019 for a price of \$735,000 or \$149.60 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 six comparable sales for the Board's consideration, two of which were submitted by both parties. The Board finds none of the parties' comparables are particularly similar to the subject. Nevertheless, the Board gives less weight to the appellant's comparable #1, due to its sale price being an outlier when compared to the other comparable sales in the record. The Board finds the parties' remaining comparables, which includes the parties' common comparables, have varying degrees of similarity to the subject. However, each has an older dwelling and all, but one has a significantly smaller site when compared to the subject. Nevertheless, the best comparables sold from January 2019 to April 2020 for prices ranging from \$519,000 to \$735,000 or from \$88.15 to \$149.60 per square foot of living area, including land. The subject's assessment reflects a market value of \$842,274 or \$159.95 per square foot of living area, including land, which falls above the range established by the best comparables in the record. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their older dwellings, the Board finds the subject's higher 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

Ronald Wyncott, 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