



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

APPELLANT: David Schonback
DOCKET NO.: 20-05060.001-R-1
PARCEL NO.: 05-16-311-004

The parties of record before the Property Tax Appeal Board are David Schonback, 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: \$18,492
IMPR.: \$58,854
TOTAL: \$77,346

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 1-story dwelling wood siding exterior construction with 1,444 square feet of living area. The dwelling was built in 1945 with an effective year built of 1951. Features of the home include an unfinished full basement, central air conditioning, and one fireplace. The property has an approximately 9,135 square foot site and is located in McHenry, Grant 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 with the same assessment neighborhood code as the subject property and located from 0.23 of a mile to 1.05 miles from the subject. The comparables have sites that range in size from 8,682 to 13,212 square feet of land area. The comparables are improved with 1-story dwellings of frame exterior construction ranging in size from 1,392 to 1,776 square feet of living area. The dwellings were built in either

1955 or 1968 with effective years built of either 1955 or 1977. Each comparable has central air conditioning, two comparables each have one fireplace, and one comparable has a 273 square foot garage. The properties sold from April to September 2019 for prices ranging from \$100,000 to \$276,000 or from \$68.21 to \$155.41 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 \$77,346, reflecting a market value of \$232,340 or \$160.90 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 the subject's assessment, the board of review submitted information on three comparable sales located from 0.12 of a mile to 1.05 miles from the subject and with two having the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 9,210 to 18,460 square feet of land area. These comparables are reported to be improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,468 to 2,104 square feet of living area. The dwellings were built from 1950 to 1955 with effective years built from 1952 to 1964. The board of review reported that one comparable has a finished full basement and two comparables each have a crawl space foundation. Each comparable has central air conditioning, two comparables each have one fireplace, one comparable has a finished attic, and two comparables have either a 462 or 748 square foot garage. The properties sold from January to September 2020 for prices ranging from \$250,000 to \$385,000 or from \$161.29 to \$224.80 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 six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3 as well as board of review comparable #3 which are less proximate in location to the subject than the other comparables in the record, as they are each located over one mile from the subject. The Board also gives less weight to board of review comparable #2 which differs considerably from the subject in dwelling and lot sizes.

The Board finds the best evidence of market value to be the appellant's comparable #2 and board of review comparable #1 which are overall more similar to the subject in location, design, age, dwelling size, and some features, except each of these comparables lacks a basement, which is a feature of the subject, suggesting that upward adjustments for this difference would be required to make them more equivalent to the subject. Additionally, the appellant's comparable #2 has a garage, which the subject lacks, suggesting that a downward adjustment would be required for this difference to make it more equivalent to the subject. Nevertheless, these two properties sold

in April 2019 and September 2020 for prices of \$150,000 and \$330,000 or of \$107.76 and \$224.80 per square foot of living area, land included, respectively. The subject's assessment reflects an estimated market value of \$232,340 or \$160.90 per square foot of living area, land included, which is bracketed by the two best comparable sales in the record. Based on the record and after considering adjustments to the two best comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and 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: 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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