



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

APPELLANT: Margaret Toomey
DOCKET NO.: 20-05068.001-R-1
PARCEL NO.: 05-24-103-008

The parties of record before the Property Tax Appeal Board are Margaret Toomey, 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: \$24,064
IMPR.: \$83,347
TOTAL: \$107,411

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 1,720 square feet of living area. The dwelling was constructed in 1933 and has an effective age of 1964. Features of the home include a walk-out style basement with finished area, central air conditioning, a fireplace, and a garage containing 576 square feet of finished area. The property has an approximately 10,800 square foot site and is located in Ingleside, 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 comparables, one of which sold twice,¹ located within .84 of a mile of the subject and within the same assessment neighborhood as the subject. The

¹ The appellant submitted two comparable grids. The first grid lists a September 2017 sale for comparable #3 for \$315,000 and the second grid lists a June 2020 sale of the same property for \$450,680.

comparables consist of 1.5-story or 2-story dwellings of frame exterior construction ranging in size from 1,872 to 2,534 square feet of living area. The homes were built from 1988 to 1998. Each dwelling has central air conditioning. Comparable #3 has three fireplaces and two comparables each have a garage with either 400 or 842 square feet of building area. The parcels range in size from 6,730 to 13,068 square feet of land area. The comparables sold from September 2017 to July 2020 for prices ranging from \$176,500 to \$450,680 or from \$94.28 to \$177.85 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$104,910, for an estimated market value of \$314,761 or \$183.00 per square foot of living area, including land, 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 \$107,411. The subject's assessment reflects a market value of \$322,652 or \$187.59 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 located within 2.33 miles of the subject, two of which are within the same assessment neighborhood as the subject. Comparables #1 and #2 are the same properties as appellant comparables #2² and #3, respectively. The comparables consist of 1.5-story or 2-story dwellings of wood siding or brick exterior construction ranging in size from 1,792 to 2,534 square feet of living area. The dwellings were built from 1980 to 1991. Each dwelling has central air conditioning and an attached garage ranging in size from 400 to 842 square feet of building area with comparable #3 also having a 352 square foot detached garage. The parcels range in size from 8,450 to 13,070 square feet of land area. The comparables sold from December 2019 to July 2020 for prices ranging from \$328,500 to \$450,680 or from \$171.27 to \$185.83 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 to support their respective positions before the Property Tax Appeal Board, two of which are common to the parties. The Board finds that none of the comparables are truly similar to the subject due to differences in age, location, foundation, dwelling size, and/or some features. Nevertheless, the Board gives less weight to the appellant's comparables #1 and #3 which sold in 2017 and 2018 and are less indicative of the

² The parties differ as to the dwelling size of this common comparable. The Board finds the grid submitted by the board of review, which was not rebutted by the appellant, to be the best evidence of dwelling size.

subject's market value as of January 1, 2020. The Board also gives reduced weight to board of review comparable #3 due to its location more than two miles from the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3/board of review comparable sales #1 and #2, which sold proximate in time to the assessment date at issue. The comparables sold for prices of \$328,500 and \$450,680 or for \$171.27 and \$177.85 per square foot of living area, including land. The subject's assessment reflects a market value of \$322,652 or \$187.59 per square foot of living area, including land, which is below the range established by the best comparable sales in this record overall. Although the subject's assessment is above the range on a per-square-foot basis, the Board finds this logical given the subject's smaller dwelling in relation to the comparables and the principle of economies of scale which generally provides that as the size of a property increases, the per unit value decreases, and in contrast, as the size of a property decreases, the per unit value increases. Based on this evidence and after considering 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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