



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

APPELLANT: Robert Masterson
DOCKET NO.: 20-05080.001-R-1
PARCEL NO.: 05-12-303-024

The parties of record before the Property Tax Appeal Board are Robert Masterson, the appellants, 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: \$21,543
IMPR.: \$97,883
TOTAL: \$119,426

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 frame exterior construction with 3,232 square feet of living area. The dwelling was constructed in 1988. Features of the home include a 2,360 square foot walk-out basement with 960 square feet of finished area, central air conditioning, a fireplace, a 576 square foot attached garage, a 936 square foot detached garage and a 252 square foot shed. The property has a 40,044 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 comparable sales with the same assessment neighborhood code as the subject and located from .12 of a mile to 1.06 miles from the subject property. The comparables have sites that range in size from 9,148 to 44,020 square feet of land area. The comparables are improved with two-story dwellings of frame or brick and frame

exterior construction ranging in size from 2,528 to 3,936 square feet of living area. The dwellings were built from 1976 to 2006. The comparables each have an unfinished basement ranging in size from 1,110 to 1,322 square feet, one of which is a walk-out. Each comparable has central air conditioning, a fireplace and an attached garage ranging in size from 528 to 682 square feet of building area. Comparable #1 has an inground swimming pool and a shed. The comparables sold from July 2018 to September 2019 for prices of \$270,000 or \$282,500 or from \$71.77 to \$106.80 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$88,332, which would reflect a market value of \$265,023 or \$82.00 per square foot of living area, including land, when using 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 \$119,426. The subject's assessment reflects a market value of \$358,744 or \$111.00 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales with the same assessment neighborhood code as the subject and located from .30 of a mile to 1.01 miles from the subject property. The board of review's comparable #5 is the same property as the appellant's comparable #3. The comparables have sites that range in size from 10,018 to 26,136 square feet of land area. The comparables are improved with two-story dwellings of frame exterior construction ranging in size from 1,797 to 2,528 square feet of living area. The dwellings were built from 1996 to 2006. The comparables each have a basement ranging in size from 883 to 1,322 square feet, one of which has 673 square feet of finished area. Each comparable has central air conditioning and an attached garage ranging in size from 462 to 952 square feet of building area. Three comparables each have one fireplace and two comparables each have a shed. The comparables sold from August 2018 to April 2020 for prices ranging from \$210,000 to \$270,000 or from \$106.80 to \$132.88 per square foot of living area, including land.

The board of review argued that the subject is superior to the comparables in that it has a much larger site size, dwelling size and basement size with finished area. Additionally, the subject has a 936 square foot detached garage, unlike the comparables, as well as a 252 square foot shed.

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 seven suggested comparable sales for the Board's consideration, as one sale was common to the parties. The Board finds none of the comparables are truly similar to the subject due to significant differences in site size, dwelling size, age, basement finish and/or other features. The Board has given less weight to the appellant's comparables #1 and #2, as well as board of review comparable #1 due to their sale dates occurring in 2018, less proximate in time to the lien date at issue than the other comparable sales in the record.

The Board finds the best evidence of market value to be the parties' remaining comparable sales, including the common sale, which sold more proximate in time to the assessment date at issue and are relatively similar to the subject in location. However, the Board finds each comparable is inferior to the subject due to their smaller site sizes, smaller dwelling sizes, smaller basement sizes and smaller finished basement areas, if any. Furthermore, none of these comparables have an additional detached garage like the subject. Nevertheless, the comparables sold from May 2019 to April 2020 for prices ranging from \$220,000 to \$295,000 or from \$106.80 to \$132.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$358,744 or \$111.00 per square foot of living area, including land, which falls above the range established by the comparable sales in this record in terms of overall market value but within the range on a price per square foot basis. The Board finds the subject's higher overall market value appears to be justified given its superior site size, dwelling size and features. After considering adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment 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:

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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