



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

APPELLANT: Julie Boyer  
DOCKET NO.: 20-05484.001-R-1  
PARCEL NO.: 16-33-107-127

The parties of record before the Property Tax Appeal Board are Julie Boyer, 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:** \$13,090  
**IMPR.:** \$98,632  
**TOTAL:** \$111,722

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 condominium of brick exterior construction with 1,719 square feet of living area. The dwelling was constructed in 2001. Features of the home include a concrete slab foundation, central air conditioning and a 400 square foot garage and an inground swimming pool. The property has an approximately 1,512 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three<sup>1</sup> comparable sales. The comparables are located within 0.07 of a mile from the subject property. The comparables are improved with 1-story condominiums with either 1,518 or 1,765 square feet of living area that were built in 2002. Each comparable has central air conditioning. One comparable has a fireplace and a 2-car garage. The

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<sup>1</sup> The appellant supplied MLS data sheet for comparable #3, disclosing that the comparable has a brick exterior construction and one fireplace and a 2-car garage.

comparables sold in November 2019 and February 2020 for prices ranging from \$267,463 to \$387,500 or from \$151.54 to \$219.55 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 \$111,722. The subject's assessment reflects a market value of \$335,602 or \$195.23 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 four comparable sales located within 0.22 of a mile from the subject property. Two comparables are reporting to have sites of 1,430 or 1,510 square feet of land area, no site size was disclosed for comparables #3, #4 and #5. The comparables are improved with 1-story condominiums of brick exterior construction ranging in size from 1,479 to 1,934 square feet of living area. The dwellings were built from 1996 to 2001. Each comparable has central air conditioning. Four comparables each have a concrete slab foundation, one comparable has a basement. Two comparables each have a garage of 400 square feet of building area. Two comparables each have a fireplace. The comparables sold from March 2019 to February 2021 for prices ranging from \$342,000 to \$395,000 or from \$197.33 to \$243.41 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 Board finds the parties submitted a total of eight comparable sales for the Board's consideration. The Board has given less weight to the board of review comparables #3 and #5 due to their dissimilar dwelling size when compared to the subject. The Board gives less weight to the board of review comparables #1 and #2 due to dissimilar foundation type when compared to the subject and/or sale in February 2021, which is less proximate to the January 1, 2020, assessment date.

The Board finds the best evidence of market value to be the appellant's comparables along with the board of review comparable #4, which are more similar to the subject in location, age, dwelling size, some features and sold more proximate in time to the January 1, 2020, assessment date. These most similar comparables sold from November 2019 to June 2020 for prices ranging from \$267,463 to \$387,500 or from \$151.54 to \$219.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$335,602 or \$195.23 per square foot of living area, including land, which falls within the range established by the comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's 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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