



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

APPELLANT: Jared Torgeson
DOCKET NO.: 21-01375.001-R-1
PARCEL NO.: 16-05-405-029

The parties of record before the Property Tax Appeal Board are Jared Torgeson, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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: \$93,230
IMPR.: \$169,983
TOTAL: \$263,213

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 2021 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 and wood siding exterior construction with 3,400 square feet of living area. The dwelling was built in 1985. Features of the home include a basement and a concrete slab foundation¹, central air conditioning, two fireplaces, and a garage with 575 square feet of building area. The property has an approximately 19,135 square foot site² and is located in Lake Forest, 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 comparable sales with the same assessment

¹ Where foundation data provided by the parties was inconsistent internally, the Board has relied upon the sketch contained in the property record card submitted by the board of review.

² The only evidence of the subject's lot size was provided by the board of review.

neighborhood code as the subject property. The appellant reported that the comparables are improved with 1-story³ or 2-story dwellings of brick exterior construction ranging in size from 3,134 to 3,777 square feet of living area. The homes were built from 1984 to 1996. Each comparable has a basement with one having finished area, central air conditioning, one to three fireplaces, and a garage that ranges in size from 632 to 756 square feet of building area. The comparables sold from November 2019 to September 2020 for prices ranging from \$625,000 to \$810,000 or from \$169.19 to \$216.69 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$228,910 which reflects a market value of \$686,799 or \$202.00 per square foot of living area, land included, 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 \$263,213. The subject's assessment reflects a market value of \$791,618 or \$232.83 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

The board of review provided a map disclosing the location of its comparables in relation to the subject and a Multiple Listing Service datasheet with a handwritten note indicating that the appellant's comparable #2 had been exposed to the market for over one year.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales with the same neighborhood code as the subject property. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,137 to 3,536 square feet of living area. The dwellings were built from 1979 to 1986. Each comparable was reported to have basement area⁴ with three having finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 506 to 726 square feet of building area. The comparables sold from August 2019 to March 2021 for prices ranging from \$780,000 to \$940,000 or from \$244.87 to \$282.28 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 appellants contend 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.

³ The appellant's comparable #1 has a ground floor area of 2,086 square feet with an above ground area of 3,738 square feet, suggesting the dwelling is part 2-story in design which is supported by the schematic drawing of this comparable presented by the appellant.

⁴ Board of review comparable #4 was reported to have a partial crawl space foundation but the grid analysis disclosed it also had 638 square feet of basement area with finished area.

The parties submitted a total of eight comparable sales to support their respective positions. The Board gives less weight to the appellant's comparables #2 and #3 as well as board of review comparables #1, #2, #4 and #5 which have basement finish, unlike the subject, and/or have 2019 sale dates occurring less proximate in time to the subject's January 1, 2021 assessment date at issue than other comparables in this record. The Board also gives reduced weight to the appellant's comparable #3 which is less similar in age to the subject than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #1 and board of review comparable #3 which sold proximate in time to the subject's assessment date and are similar to the subject in location, age, dwelling size, and most features. The properties sold in September and July 2020 for prices of \$810,000 and \$785,000 or for \$216.69 and \$245.77 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$791,618 or \$232.83 per square foot of living area, land included, which is bracketed by the two best comparable sales in this record. Based on the record and after considering adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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:

October 17, 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

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