



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

APPELLANT: Karen Close
DOCKET NO.: 21-01403.001-R-1
PARCEL NO.: 16-06-303-005

The parties of record before the Property Tax Appeal Board are Karen Close, 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: \$216,762
IMPR.: \$58,432
TOTAL: \$275,194

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 1-story dwelling of brick and wood siding exterior construction with 3,557 square feet of living area. The dwelling was constructed in 1957 and has an effective year built of 1972. Features of the home include a crawl space foundation, central air conditioning, one fireplace, a 648 square foot attached garage and a 385 square foot detached garage. The property has an approximately 89,300 square foot site 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 located within 0.76 of a mile from the subject property. The comparables have sites that range in size from 61,860 to 81,890 square feet of land area and are improved with 1-story dwellings of brick or brick and wood siding exterior construction that range in size from 2,718 to 3,676 square feet of living area. The

dwellings were built from 1957 to 1968. Two comparables have a concrete slab foundation and one comparable has an unfinished basement. Each dwelling has central air conditioning, one or three fireplaces and an attached garage ranging in size from 528 to 675 square feet of building area. The properties sold from November 2019 to October 2020 for prices ranging from \$429,000 to \$851,000 or from \$157.84 to \$231.50 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$263,307 which reflects a market value of \$790,000 or \$222.10 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 \$275,194. The subject's assessment reflects a market value of \$827,651 or \$232.68 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.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.91 of a mile from the subject property. Board of review comparable #2 is the same property as the appellant's comparable #2. The comparables have sites that range in size from 62,290 to 77,970 square feet of land area and are improved with 1-story, 1.5-story or 2-story dwellings of brick or wood siding exterior construction that range in size from 2,715 to 3,676 square feet of living area. The homes were built from 1957 to 1988. Two comparables have a concrete slab foundation and three comparables have a basement with two having finished area. Each dwelling has central air conditioning, one to three fireplaces and an attached garage ranging in size from 495 to 850 square feet of building area. The properties sold from August 2019 to July 2021 for prices ranging from \$725,000 to \$880,000 or from \$231.50 to \$310.73 per square foot of living area, land included.

The subject's property record card, submitted by the board of review, identified a permit in the amount of \$370,000 issued in December 2010 for an addition. The board of review also submitted a copy of the Multiple Listing Service (MLS) sheet on the appellant's comparable #3. The MLS depicted the property as a "knock down or great rehab opportunity," suggesting the property to be in below average condition at the time of sale. This information was not refuted by the appellant in rebuttal. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appellant comparables #1 and #3 along with board of review comparables #1, #4 and #5 which differ from the subject in age, design,

dwelling size and/or sold in 2019, less proximate to the January 1, 2021 assessment date than other comparables in the record.

The Board finds the best evidence of market value to be appellant comparable #2 and board of review comparables #2 and #3, which includes the parties' common property. These two best comparables are more similar to the subject in location, design, dwelling size and other features, although each has a smaller site size than the subject property and lacks a second garage like the subject. These comparables sold in March and October 2020 for prices of \$820,000 and \$851,000 or for \$238.37 and \$231.50 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$827,651 or \$232.68 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified 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:

August 22, 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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