



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

APPELLANT: Lori Powell
DOCKET NO.: 21-01480.001-R-1
PARCEL NO.: 13-24-301-027

The parties of record before the Property Tax Appeal Board are Lori Powell, 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: \$72,900
IMPR.: \$199,581
TOTAL: \$272,481

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 exterior construction with 4,453 square feet of living area¹. The dwelling was built in 2003. Features of the home include a walkout basement with finished area, central air conditioning, four fireplaces, and a 912 square foot attached garage. The property has an approximately 133,294 square foot site and is located in North Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales² located from 0.43 of mile to 1.68

¹ The parties disagree as to the subject's story height and size. The Board finds the best evidence of the subject's story height and size to be the property record card and schematic drawing with measurements presented by the board of review, which was unrefuted in rebuttal by the appellant.

² Comparables #4 and #5 represent one improvement (dwelling) situated on two parcels.

miles from the subject and with three of these having the same assessment neighborhood code as the subject property. The properties have sites that range in size from 81,457 to 280,090 square feet of land area. The comparables are improved with 2-story dwellings of brick or frame exterior construction ranging in size from 3,905 to 5,429 square feet of living area. The dwellings were built from 1988 to 2007. The comparables each have a walkout basement with three having finished area, central air conditioning, two to four fireplaces, and an attached garage that ranges in size from 770 to 996 square feet of building area. Comparable #3 has an additional 720 square foot detached garage. Comparable #4 has a 756 square foot inground swimming pool and an inground hot tub. The four properties sold from May 2019 to February 2021 for prices ranging from \$653,000 to \$875,000 or from \$146.51 to \$172.60 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$246,642 which reflects a market value of \$740,000 or \$166.18 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 \$272,481. The subject's assessment reflects a market value of \$819,492 or \$184.03 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 from 0.26 of a mile to 3.74 miles from the subject and with two of these in the same assessment neighborhood code as the subject property. The properties have sites that range in size from 41,010 to 189,440 square feet of land area. The comparables are reported to be improved with 1-story³ or 2-story dwellings of stucco, wood siding, or brick and wood siding exterior construction ranging in size from 3,824 to 4,734 square feet of living area. The dwellings were built from 1981 to 2006. The comparables each have a basement with three having finished area and with four of these also being a walkout style. Each comparable has central air conditioning, one to three fireplaces, and a garage that ranges in size from 816 to 1,501 square feet of building area. Comparables #2 and #4 have inground swimming pools. The properties sold from October 2020 to July 2021 for prices ranging from \$725,000 to \$1,000,000 or from \$189.59 to \$242.04 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 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.

³ Board of review comparable #4 was reported to be a 1-story home but its above ground living area exceeds its ground floor living area which would suggest it's a part 2 story home.

The parties submitted a total of nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #3, and #4 as well as board of review comparables #2 through #4 due to significant differences from the subject in lot size, age, dwelling size, and/or their location being situated over 1 mile from the subject, thus being less proximate in location than other comparables in this record. Additionally, the appellant's comparables #2 and #3 as well as board of review comparable #2 and #4 feature an additional garage, inground hot tub, or inground swimming pool that are not features of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #2 and board of review comparable #1. The comparables are similar to the subject in location and dwelling size with varying degrees of similarity in age and other features. The two best comparables sold in October 2020 for prices of \$674,000 and \$925,000 or for \$172.60 and \$229.76 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$819,492 or \$184.03 per square foot of living area, land included, which is bracketed by the two best comparable sales in this record. Based on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and 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:

November 21, 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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