



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

APPELLANT: Mary Bennett
DOCKET NO.: 21-03706.001-R-1
PARCEL NO.: 03-27-300-019

The parties of record before the Property Tax Appeal Board are Mary Bennett, 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: \$63,757
IMPR.: \$140,982
TOTAL: \$204,739

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 multi-level single-family dwelling of brick exterior construction with 3,390 square feet of living area and a 1,440 square foot two-story duplex of wood siding exterior construction.¹ The single-family dwelling was constructed in 1991 and the duplex was built in 1940.² Features of the single-family home include a walk-out style basement with finished area, central air conditioning, two fireplaces, a pole building, a 972 square foot attached garage, and a 528 square foot detached garage, while the duplex has a concrete slab foundation and a fireplace. Combined, the structures have 4,830 square feet of gross living area.

¹ The parties differ as to the dwellings' sizes. The Board finds the property record cards submitted by the board of review to be the best evidence of the subject dwellings' sizes.

² The appraisal reports that the single-family dwelling was constructed in 1992 and that the duplex is approximately 75-80 years old. The Board finds the property record cards submitted by the board of review to be the best evidence of the dwellings' ages in the record.

The property has an approximately 5.26 acre or 228,960 square foot site and is located in Wadsworth, Newport Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an unsigned appraisal containing six comparables. The appraisal provides limited descriptive data and lacks adjustments for the comparables. The appraiser estimated the subject property had a market value of \$577,000 as of December 12, 2019. The purpose of the appraisal was to develop individual retrospective opinions of the market value of the fee simple estates of the subject properties as described herein, as of December 12, 2019, the death of Stanley Finka.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$204,739. The subject's assessment reflects a market value of \$615,756 or \$127.49 per square foot of gross 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 three comparable sales located within 2.11 miles of the subject. The comparables consist of one-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 2,427 to 2,955 square feet of living area. The dwellings were built from 1961 to 2004. Each dwelling has central air conditioning, one or two fireplaces, an unfinished basement, and a garage ranging in size from 594 to 1,372 square feet of building area. The parcels range in size from 2.09 to 9.98 acres or from 91,040 to 434,730 square feet of land area. The comparables sold from February 2020 to August 2021 for prices ranging from \$379,000 to \$600,000 or from \$156.16 to \$203.05 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 parties submitted an appraisal and three comparable sales for the Board's consideration. The Board gives little weight to the appraisal as it was unsigned, provided limited descriptive information for the comparables, which is necessary for the Board to conduct a meaningful analysis, and made no adjustments to the comparables. Further the effective date of the appraisal was December 12, 2019, less likely to be indicative of market value as of the January 1, 2021 valuation date at issue in this appeal. The Board also gives reduced weight to board of review comparable #3 due to its older dwelling in relation to the subject.

The Board finds the best evidence of market value to be the board of review comparable sales #1 and #2, which sold proximate to the valuation date at issue and have varying degrees of

similarity to the subject. The best comparable sales sold in February 2020 and January 2021 for prices of \$438,000 and \$600,000 or for \$168.53 and \$203.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$615,756 or \$127.49 per square foot of gross living area, including land, which is below the best comparable sales in the record on a per-square-foot basis. While the subject's estimated market value is above the range overall, the assessment appears to be well supported given the subject's two dwellings, pole building, and additional detached garage in contrast to the best comparables in the record. Based on this evidence and after considering adjustments to the best comparables for differences, the Board finds 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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