



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

APPELLANT: Nathan Arnberger  
DOCKET NO.: 21-03710.001-R-1  
PARCEL NO.: 13-01-306-002

The parties of record before the Property Tax Appeal Board are Nathan Arnberger, 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:** \$38,591  
**IMPR.:** \$188,755  
**TOTAL:** \$227,346

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 two-story dwelling of brick and wood siding exterior construction with 4,307 square feet of living area.<sup>1</sup> The dwelling was constructed in 1998 and is approximately 23 years old. Features of the home include a walk-out style basement with finished area, central air conditioning, three fireplaces, and a three-car garage. The property has a 1.57 acre or 68,520 square foot site and is located in Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$640,000 as of June 30, 2020. The appraisal was prepared by William Falkanger, a Certified General Real

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<sup>1</sup> The parties differ as to the subject's dwelling size. The Board finds the appraisal, which includes a detailed property sketch and measurements, to be the best evidence of dwelling size in the record.

Estate Appraiser. The purpose of the appraisal was to establish market value for a refinance transaction.

The appraiser developed both the sales comparison and cost approaches to value. Under the cost approach, the appraiser estimated the subject had a site value of \$170,000. The appraiser estimated the replacement cost new of the improvements to be \$903,510. The appraiser estimated physical depreciation to be \$225,878 and external depreciation to be \$180,702, resulting in a depreciated improvement value of \$406,580. The appraiser also estimated the site improvements had a value of \$20,000. Adding the various components, the appraiser estimated the subject property had an estimated market value of \$686,930 under the cost approach to value.

Under the sales comparison approach to value, the appraiser analyzed four comparable sales located within 1.95 miles of the subject. The comparables are improved with two-story dwellings that range in size from 3,878 to 5,627 square feet of living area. The dwellings are 21 to 43 years old. Each dwelling has central air conditioning, a basement with finished area, three of which are walk-out style, and a three-car garage. The parcels range in size from .88 acres to 1.26 acres or 38,332 to 54,886 square feet of land area. The sales occurred from November 2019 to June 2020 for prices ranging from \$585,000 to \$700,000 or from \$124.40 to \$151.40 per square foot of living area, including land. Adjustments were applied for differences between the comparables and the subject property for site size, dwelling size, and other features to arrive at adjusted prices ranging from \$638,000 to \$701,200. Based on this data, the appraiser arrived at a market value of \$640,000 or \$148.60 per square foot of living area, including land, as of June 30, 2020.

In reconciliation, the appraiser placed most weight on the sales comparison approach which was considered sufficient to render a credible market value estimate of \$640,000. Based on this evidence, the appellant requested a reduced assessment of \$213,177, for an estimated market value of \$639,595 or \$148.50 per square foot of living area, including land, 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 \$227,346. The subject's assessment reflects a market value of \$683,747 or \$158.75 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 three comparable sales located within .93 of a mile of the subject and within the subject's assessment neighborhood. The comparables consist of two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 4,297 to 4,741 square feet of living area. Each dwelling was built in 2002. Each dwelling has central air conditioning, one or two fireplaces, a basement with finished area, two of which are walk-out style, and a garage ranging in size from 807 to 1,055 square feet of building area. Comparable #3 has an inground swimming pool. The parcels range in size from 55,760 to 83,200 square feet of land area. The comparables sold from March 2020 to June 2021 for prices ranging from \$780,000 to \$935,000 or from \$171.27 to \$197.22 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 reduced weight to the appraisal as it relied on a sale which occurred in 2019, less likely to be indicative of market value as of the January 1, 2021 valuation date at issue in this appeal. Additionally, appraisal comparable #1 is significantly larger and older than the subject, and each of the appraisal comparables are located more than one mile from the subject. Whereas the board of review provided sales not used by the appraiser that were closer to the subject in dwelling size, age, and location, and sold proximate to the valuation date at issue. The Board gives less weight to board of review comparable #3, which features an inground swimming pool unlike the subject.

The Board finds the best evidence of market value to be board of review comparable sales #1 and #2, which sold proximate to the valuation date at issue and are more similar to the subject in age, dwelling size, location, and features. The two best comparable sales sold for prices of \$780,000 and \$935,000 or \$181.52 and \$197.22 per square foot of living area, including land. The subject's assessment reflects a market value of \$683,747 or \$158.75 per square foot of living area, including land, which is below the two best comparable sales 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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