



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

APPELLANT: Arthur Levin
DOCKET NO.: 21-03753.001-R-1
PARCEL NO.: 13-09-402-004

The parties of record before the Property Tax Appeal Board are Arthur Levin, 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: \$68,374
IMPR.: \$281,738
TOTAL: \$350,112

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 1.5-story dwelling of brick and frame exterior construction with 6,255 square feet of living area. The dwelling was constructed in 2011. Features of the home include a basement, central air conditioning, two fireplaces, an inground swimming pool, a 910 square foot garage, an 825 square foot garage and a 608 square foot carport.¹ The property has an 83,836 square foot lake front site and is located in Lake 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 three comparable sales located from 2.94 to 3.16 miles from the subject and have the same assessment neighborhood code as the subject. The appellant

¹ Features not disclosed by the appellant were drawn from the subject's property record card presented by the board of review.

disclosed the comparables have lake front sites ranging in size from 48,465 to 54,038 square feet of land area that are improved with 2-story dwellings of brick exterior construction ranging in size from 5,119 to 6,169 square feet of living area. The dwellings were built in 2001 or 2003 and have basements with finished area, two of which are walkouts. Each comparable has central air conditioning, two or four fireplaces and a garage ranging in size from 1,036 to 1,148 square feet of building area. The comparables sold from September 2020 or February 2021 for prices ranging from \$827,000 to \$1,179,000 or from \$161.55 to \$191.12 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$350,112. The subject's assessment reflects a market value of \$1,052,968 or \$168.34 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 four comparable sales located from 1.08 to 2.94 miles from the subject and within the same neighborhood (Lake Barrington 1) as the subject. Comparable #3 is the same sale as appellant's comparable #3. The comparables are reported to have sites ranging in size from 46,883 to 200,637 square feet of land area and are improved with 1.5-story and 2-story dwellings of brick exterior construction ranging in size from 5,192 to 7,203 square feet of living area. The dwellings were built in 2001 or 2006 and have basements with finished area, three of which are walkouts. Each comparable has central air conditioning, two to four fireplaces and a garage ranging in size from 868 to 1,322 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from January to April 2021 for prices ranging from \$1,000,000 to \$1,525,000 or from \$191.12 to \$211.72 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.

The record contains seven comparable sales for the Board's consideration which includes the common comparable. The Board gives less weight to the appellant's comparables and board of review comparables #3 and #4, one which is common to both parties as these comparable properties are located in different neighborhoods over 2 miles away from the subject.

The Board finds the best evidence of market value to be board of review comparables #1 and #2 which are located more proximate to the subject and within the same neighborhood as the subject. These comparables have varying degrees of similarity to the subject in dwelling size,

age, and features. These comparables sold in March or April 2021 for prices of \$1,000,000 and \$1,180,000 or for \$192.60 and \$199.93 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,052,968 or \$168.34 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record on overall value and below on price per square foot. Based on this record and after considering adjustments to the comparables for differences in dwelling size and features when compared to the subject, the Board finds the subject's estimated market value as reflected by its 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: January 16, 2024



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Arthur Levin, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 2
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085