



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

APPELLANT: Leta Gold
DOCKET NO.: 21-03809.001-R-1
PARCEL NO.: 15-36-209-003

The parties of record before the Property Tax Appeal Board are Leta Gold, 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 **A Reduction** 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: \$79,089
IMPR.: \$112,159
TOTAL: \$191,248

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 wood siding exterior construction with 3,181 square feet of living area. The dwelling was constructed in 1998. Features of the home include a basement, central air conditioning, a fireplace, and a 464 square foot garage. The property has a 10,799 square foot site and is located in Riverwoods, Vernon 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 sales located within 0.24 of a mile from the subject.¹ The parcels range in size from 9,203 to 11,158 square feet of land area and are improved with 2-story homes of frame exterior construction ranging in size from 2,922 to 3,411 square feet of living area. The dwellings were built in 1995 or 1996. Each home has a

¹ Sales data for comparable #3 was provided by the board of review as this sale is common to both parties.

basement, three of which have finished area, central air conditioning, and a garage ranging in size from 630 to 1,345 square feet of building area. Three homes each have a fireplace. The comparables sold from May 2019 to February 2021 for prices ranging from \$605,000 to \$635,000 or from \$180.30 to \$207.05 per square foot of living area, including land.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$198,263 which would reflect a market value of \$594,848 or \$187.00 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 \$200,758. The subject's assessment reflects a market value of \$603,783 or \$189.81 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.

Also, as part of the "Board of Review Notes on Appeal," the board of review reported that 2019 was the first year of the general assessment cycle for the subject property and that for tax year 2021 an equalization factor of 0.9966 was applied to non-farm properties in Vernon Township.

As part of the appeal, the board of review presented the subject's property record card, which discloses that the appellant has general homestead and senior homestead exemptions on the subject property, indicating that the subject property is an owner-occupied residence. The Board takes judicial notice that this property was the subject matter of an appeal before the Board the prior year under Docket Number 20-03399.001-R-1. In that appeal the Board issued a decision lowering the assessment of the subject property to \$191,901 based on the evidence submitted by the parties.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.22 of a mile from the subject. Comparable #1 is the same property as the appellant's comparable #3. The parcels range in size from 8,910 to 16,100 square feet of land area and are improved with 2-story homes of wood siding exterior construction ranging in size from 2,922 to 3,142 square feet of living area. The dwellings were built in 1996. Each home has a basement, two of which have finished area, central air conditioning, and a garage ranging in size from 398 to 673 square feet of building area. Four homes each have a fireplace. The comparables sold from February to December 2021 for prices ranging from \$620,000 to \$780,000 or from \$200.00 to \$266.94 per square foot of living area, including land.

Based on this evidence the board of review requested the subject's assessment be sustained.

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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) a reduction in the subject's assessment is warranted. In pertinent part, section 16-185 of the Property Tax Code provides:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board finds that the subject property was the subject matter of an appeal before the Board for the 2020 tax year under Docket No. 20-03399.001-R-1 in which a decision was issued based upon the evidence presented by the parties reducing the subject's assessment to \$191,901. The record further disclosed the subject property is an owner-occupied dwelling. The Board also finds that the 2019 to 2021 tax years are within the same general assessment period and an equalization factor of 0.9966 was applied in Vernon Township in 2021. Furthermore, the decision of the Board for the 2020 tax year has not yet been reversed or modified upon review and there was no evidence the subject property recently sold establishing a different fair cash value. Applying section 16-185 of the Property Tax Code would result in a reduced total assessment of \$191,238, which is less than the 2021 assessment of the subject property of \$200,758.

Additionally, notwithstanding the dictates of Section 16-185 of the Property Tax Code, the record contains a total of eight comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, and #4, which sold less proximate in time to the January 1, 2021 assessment date than other comparables in this record. The Board gives less weight to the board of review's comparables #2 and #3, which have finished basement area unlike the subject.

The Board finds the best evidence of market value to be the appellant's comparable #3/board of review's comparable #1 and the board of review's comparables #4 and #5, which are similar to the subject in dwelling size, age, location, and features. These most similar comparables sold from February to December 2021 for prices ranging from \$620,000 to \$780,000 or from \$200.00 to \$266.94 per square foot of living area, including land. The subject's assessment as reduced herein reflects a market value of \$579,116 or \$182.05 per square foot of living area, including land, 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, and is below the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds no further reduction in the subject's assessment is 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:

April 18, 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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