



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

APPELLANT: Evan Goodman
DOCKET NO.: 21-03954.001-R-1
PARCEL NO.: 15-25-402-017

The parties of record before the Property Tax Appeal Board are Evan Goodman, 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: \$78,287
IMPR.: \$215,835
TOTAL: \$294,122

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 frame exterior construction with 5,102 square feet of living area.¹ The dwelling was constructed in 1980. Features of the home include an unfinished basement, central air conditioning, two fireplaces, and a garage containing 638 square feet of building area. The property has a 43,104 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 three comparable sales located within .92 of a mile of the subject and within the subject's assessment neighborhood. The comparables consist of two-story dwellings of brick or frame exterior construction ranging in size from 4,344 to 5,469 square feet

¹ The parties differ as to the subject's dwelling size. The Board finds the property record card submitted by the board of review to be the best evidence of dwelling size in the record.

of living area. The homes were built from 1979 to 1990, with comparables #1 and #3 having effective ages of 1989 and 1993, respectively. Each dwelling has central air conditioning, one or three fireplaces, a basement with finished area, and a garage ranging in size from 864 to 1,300 square feet of building area. Comparable #3 has an inground swimming pool, hot tub, and bath house. The parcels range in size from 45,444 to 81,149 square feet of land area. The comparables sold from April 2019 to January 2021 for prices ranging from \$725,000 to \$950,000 or from \$132.57 to \$196.82 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$286,098, for an estimated market value of \$858,380 or \$168.24 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 \$294,122. The subject's assessment reflects a market value of \$884,577 or \$173.38 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 within .92 of a mile of the subject, three of which are in the subject's assessment neighborhood. Comparable #5 is the same property as appellant comparable #3. The comparables consist of two-story or part one-story and part two-story² dwellings of wood siding, brick, or wood siding and brick exterior construction ranging in size from 3,166 to 5,333 square feet of living area. The dwellings were built from 1976 to 1988, with comparables #3 and #5 having effective ages of 1982 and 1993, respectively. Each dwelling has central air conditioning, one to three fireplaces, a basement with four having finished area, and a garage ranging in size from 627 to 920 square feet of building area. Comparables #4 and #5 each have an inground swimming pool. The parcels range in size from 44,500 to 81,150 square feet of land area. The comparables sold from May 2020 to November 2021 for prices ranging from \$630,000 to \$1,150,000 or from \$185.17 to \$230.32 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 a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties. The

² Although the board of review describes comparables #2 and #5 as one-story dwellings, the grid reports ground floor square footage that is less than the total above ground square footage, suggesting that these comparables are part two-story dwellings.

Board gives less weight to the appellant's comparables #1 and #2, which sold less proximate to the January 1, 2021 valuation date at issue in this appeal. The Board also gives reduced weight to the parties' shared comparable and board of review comparables #1 and #4 due to differences in dwelling size and/or inground swimming pool and bath house amenities, features the subject lacks.

The Board finds the best evidence of market value to be board of review comparable sales #2 and #3, which sold proximate to the valuation date at issue and are similar to the subject in age, location, dwelling size, and some features. These most similar comparables sold in May 2020 and November 2021 for prices of \$1,080,000 and \$1,150,000 or for \$203.74 and \$230.32 per square foot of living area, including land. The subject's assessment reflects a market value of \$884,577 or \$173.38 per square foot of living area, including land, which is below the two best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, 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:

December 19, 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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