



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

APPELLANT: William Argall
DOCKET NO.: 21-03983.001-R-1
PARCEL NO.: 11-21-112-018

The parties of record before the Property Tax Appeal Board are William Argall, 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: \$83,867
IMPR.: \$216,411
TOTAL: \$300,278

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 frame with brick trim exterior construction¹ with 3,278 square feet of living area. The dwelling was constructed in 2015. Features of the home include a basement, central air conditioning, two fireplaces and a 702 square foot garage. The property has an approximately 11,700 square foot site and is located in Libertyville, Libertyville 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 .88 of a mile from the subject and none of which are within the same neighborhood code as the subject. The appellant

¹ While the property record card depicts the home was solely consisting of wood siding construction, the photograph submitted by the appellant depicts partial brick trim which was also detailed in the appellant's grid analysis.

noted in a brief that each comparable has a larger basement than the subject and comparable #1 has additional bath fixtures when compared to the subject.

The comparable parcels contain either 8,300 or 9,261 square feet of land area and are each improved with a two-story dwelling of frame or frame with brick trim exterior construction. The homes were built in either 2005 or 2007 and range in size from 3,330 to 3,791 square feet of living area. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 495 to 665 square feet of building area. The comparables sold from January 2020 to January 2021 for prices ranging from \$748,000 to \$829,500 or from \$197.31 to \$230.48 per square foot of living area, including land.

Based on the foregoing evidence, the appellant requested a reduced total assessment of \$162,885 which would reflect a market value of \$488,704 or \$149.09 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 \$300,278. The subject's assessment reflects a market value of \$903,092 or \$275.50 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, one of which is located in the same neighborhood code as the subject. The comparables are within .99 of a mile from the subject. The comparables are improved with two-story dwellings of frame exterior construction. The homes were built from 2005 to 2013 and range in size from 2,793 to 3,453 square feet of living area. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 480 to 804 square feet of building area. The comparables sold from January 2020 to June 2021 for prices ranging from \$800,000 to \$900,000 or from \$231.68 to \$307.55 per square foot of living area, including land.²

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 eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's

² While the grid analysis depicts that comparable #2 sold for \$80,000, the board of review submitted a copy of the listing data sheet for the property depicting a sale price of \$800,000.

comparables #1 and #2 along with board of review comparable #5 due to substantial differences in dwelling size of these homes when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sale #3 along with board of review comparable sales #1 through #4, although the Board recognizes that both appellant's comparable #3 and board of review comparable #2 are each ten years older than the subject dwelling and would necessitate upward adjustments for the additional depreciation reflective in these comparables. These six most similar comparables sold from January 2020 to June 2021 for prices ranging from \$767,500 to \$900,000 or from \$230.48 to \$296.44 per square foot of living area, including land. The subject's assessment reflects a market value of \$903,092 or \$275.50 per square foot of living area, including land, which is slightly above the range established by the best comparable sales in this record in terms of overall value and within the range on a square-foot basis which appears to be logical given the subject's date of construction in 2015 when compared to the best comparables that were built from 2005 to 2013. Based on this evidence and after considering appropriate adjustments to the best comparables for differences, including date of construction, 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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