



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

APPELLANT: Connie Peridore
DOCKET NO.: 21-04018.001-R-1
PARCEL NO.: 11-30-201-014

The parties of record before the Property Tax Appeal Board are Connie Peridore, 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: \$16,256
IMPR.: \$84,958
TOTAL: \$101,214

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 one-story dwelling of brick exterior construction with 1,980 square feet of living area. The dwelling was constructed in 1964. Features of the home include an unfinished basement, 1.5 baths and a 400 square foot garage. The property has an approximately 8,891 square foot site and is located in Mundelein, 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 that are located from .62 of a mile to 1.07 miles from the subject property and two of which are located in Libertyville.¹ The comparables have sites that range in size from 10,927 to 13,061 square feet of land area. The

¹ In a memorandum, the appellant's counsel contended that there were no like kind sales in the subject's neighborhood.

comparables are improved with one-story dwellings of frame exterior construction ranging in size from 1,775 to 2,028 square feet of living area. The dwellings were built from 1950 to 1972 with comparable #3 having a reported effective age of 1975. The comparables each have an unfinished basement, central air conditioning, 1.5 to 2.5 baths and a garage ranging in size from 456 to 520 square feet of building area. Two comparables each have a fireplace. The comparables sold from July 2020 to April 2021 for prices ranging from \$239,000 to \$420,000 or from \$134.65 to \$207.10 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$83,152, which would reflect a market value of \$249,481 or \$126.00 per square foot of living area, including land, when using 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 \$101,214. The subject's assessment reflects a market value of \$304,403 or \$153.74 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 that are located from .08 of a mile to 1.07 miles from the subject property. The board of review's comparables #4 and #5 are the same properties as the appellant's comparables #3 and #2, respectively. Three comparables have the same assessment neighborhood code as the subject and two comparables are located in Libertyville. The comparables have sites that range in size from 8,700 to 11,250 square feet of land area. The comparables are improved with one-story dwellings of wood siding exterior construction ranging in size from 1,050 to 2,028 square feet of living area. The dwellings were built from 1955 to 1972 with comparable #4 having a reported effective age of 1975. Comparable #1 has a finished lower level and four comparables each have an unfinished basement. Each comparable has 1 to 2.5 baths and a garage ranging in size from 440 to 576 square feet of building area. Four comparables have central air conditioning and comparable #4 has a fireplace. The comparables sold from December 2020 to November 2021 for prices ranging from \$270,000 to \$420,000 or from \$194.74 to \$271.43 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 record contains a total of six comparable sales for the Board's consideration, as two sales were common to both parties. The Board has given less weight to the appellant's comparable #1 due to its older dwelling age when compared to the subject.

The Board finds the parties' remaining comparables, which includes two common comparables, are most similar to the subject in age but have varying degrees of similarity when compared to the subject in location, dwelling size and features, suggesting adjustments would be required to make the comparables more equivalent to the subject. The Board finds the parties' two common comparables are most similar to the subject in dwelling size but are located a little over one mile away from the subject property in a different city, while board of review comparables #1, #2 and #3 are most similar to the subject in location but have smaller dwelling sizes when compared to the subject. Additionally, four of the five comparables have central air conditioning, one comparable has a fireplace and one comparable has a finished lower level, not features of the subject. Nevertheless, these five comparables sold from December 2020 to November 2021 for prices ranging from \$270,000 to \$420,000 or from \$194.74 to \$271.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$304,403 or \$153.74 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record in terms of overall market value, but below the comparables on a price per square foot basis. Moreover the subject's estimated market value falls well below the appellant's own two best comparables which sold for prices of \$370,000 and \$420,000 or for \$194.74 and \$207.10 per square foot of living area, including land. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, based on this record the Board finds no reduction in the subject's assessment is warranted.

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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