



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

APPELLANT: J. Gregory McCarthy  
DOCKET NO.: 21-04033.001-R-1  
PARCEL NO.: 12-17-212-050

The parties of record before the Property Tax Appeal Board are J. Gregory McCarthy, 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:** \$93,506  
**IMPR.:** \$169,474  
**TOTAL:** \$262,980

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 wood siding exterior construction with 3,330 square feet of living area.<sup>1</sup> The dwelling was constructed in 1987. Features of the home include a basement, central air conditioning, two fireplaces and a 550 square foot garage. The property has an approximately 25,745 square foot site and is located in Lake Bluff, Shields 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 approximately .31 of a mile to 1.15 miles from the subject property and comparable #2 has the same assessment

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<sup>1</sup> The subject's exterior construction and site size is found in the subject's property record card provided by the board of review.

neighborhood code as the subject.<sup>2</sup> The comparables have sites that range in size from 11,069 to 21,845 square feet of land area. The appellant reported the comparables are improved with one-story dwellings ranging in size from 2,670 to 3,354 square feet of living area. The dwellings were built in 1985 or 1986. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 484 to 682 square feet of building area. The comparables sold from April to December 2020 for prices ranging from \$430,000 to \$745,000 or from \$160.57 to \$279.03 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$241,956, which would reflect a market value of \$725,941 or \$218.00 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 \$262,980. The subject's assessment reflects a market value of \$790,917 or \$237.51 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.

With respect to the appellant's comparables, the board of review provided Multiple Listing Service listing sheets for the appellant's comparables #2 and #3 which depict the dwellings are two-story in design, not one-story as reported by the appellant.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales that are located from approximately .11 of a mile to 1.97 miles from the subject property. The board of review's comparable #2 is the same as the appellant's comparable #1. The comparables have sites that range in size from 7,770 to 21,850 square feet of land area. The board of review reported the comparables are improved with one-story or two-story dwellings of wood siding, brick or wood siding and stone exterior construction ranging in size from 2,508 to 3,000 square feet of living area. The dwellings were built from 1986 to 2003. The comparables each have a basement, two of which have finished area. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 440 to 688 square feet of building area. The comparables sold from October 2020 to November 2021 for prices ranging from \$430,000 to \$775,000 or from \$160.57 to \$293.67 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.

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<sup>2</sup> In a memorandum, the appellant's counsel contended "there was only 1 like kind in the subject's neighborhood. Included 2 additional like kind comps which are also ranch homes."

The record contains a total of six comparable sales for the Board's consideration, as one sale is common to both parties. The Board has given less weight to the appellant's comparables #2 and #3, as well as board of review comparables #3 and #4 which differ from the subject in design and/or they are located more than one mile away from the subject. Additionally, board of review comparable #4 is considerably newer in age when compared to the subject dwelling.

The Board finds the best evidence of market value to be the appellant's comparable #1/board of review comparable #2 and board of review comparable #1, which are located more proximate to the subject and both dwellings are one-story designs, like the subject. However, the Board finds both comparables are inferior to the subject in site size and dwelling size. The common comparable has a 15% smaller site and a 20% smaller dwelling and board of review comparable #1 has a 35% smaller site and a 10% smaller dwelling, when compared to the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these two comparables sold in October 2020 and November 2021 for prices of \$430,000 and \$756,000 or for \$160.57 and \$252.00 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$790,917 or \$237.51 per square foot of living area, including land, which is greater than the two best comparable sales in the record in terms of overall market value but bracketed by the comparables on a price per square foot basis. The subject's higher overall market value appears to be justified given its superior site size and dwelling size. Therefore, based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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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