



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

APPELLANT: Linda Petets
DOCKET NO.: 21-04038.001-R-2
PARCEL NO.: 11-35-101-024

The parties of record before the Property Tax Appeal Board are Linda Petets, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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: \$192,851
IMPR.: \$520,138
TOTAL: \$712,989

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 wood siding exterior construction with 6,589 square feet of living area.¹ The dwelling was constructed in 2008. Features of the home include a basement with finished area,² central air conditioning, five fireplaces and an 807 square foot garage. The property has an approximately 4.6193-acre site and is located in Mettawa, Libertyville Township, Lake County.

¹ The parties differ as to the size of the subject dwelling. The Board finds the best evidence of size is found in the subject's property record card provided by the board of review, which contains a schematic diagram of the subject's improvements, which was not refuted by the appellant.

² The board of review provided the Multiple Listing Service (MLS) sheet with respect to the 2011 sale of the subject property, which revealed the basement is finished with a recreation room, a media room, a game room, a 5th bedroom and a bathroom, which was not included in the description found in the subject's property record card, nor was it reported by or refuted by the appellant.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales that are located from .64 of mile to 3.26 miles from the subject property. The comparables have sites that range in size from .653 to 9.39 acres of land area. The comparables are improved with two-story dwellings of frame, brick or brick and frame exterior construction ranging in size from 5,222 to 6,971 square feet of living area. The dwellings were built from 1987 to 2004 with comparable #5 having a reported effective age of 1994. Each comparable has a basement, central air conditioning, three or four fireplaces and a garage ranging in size from 847 to 1,581 square feet of building area. Comparable #3 also has a 210 square foot carport. Two comparables each have an inground swimming pool. Comparable #5 has a sport court and a stable. The comparables sold from February 2020 to April 2021 for prices ranging from \$970,000 to \$1,500,000 or from \$180.00 to \$219.65 per square foot of living area, including land.

In a memorandum, counsel for the appellant described the subject's location as rural Mettawa. Counsel noted that the appellant's comparable #5 was the only like kind sale in Mettawa and the other four comparables are located nearby in Libertyville Township. Counsel argued that all five of the appellant's comparables sold below the subject's estimated market value of \$2,139,181.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$576,052, which would reflect a market value of \$1,728,329 or \$262.31 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 \$712,989. The subject's assessment reflects a market value of \$2,144,328 or \$325.44 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 properties that are located from .39 of a mile to 3.42 miles from the subject property. Sales data was provided for comparables #1, #2, #3 and #4. Assessment data only was provided for comparable #5, but as this equity evidence is not responsive to the appellant's overvaluation argument, this property will not be further addressed by the Board in this analysis. Comparables #1 through #4 have sites that range in size from 1.48 to 4.4356 acres of land area and are improved with one-story or two-story dwellings of brick, wood siding or brick and stucco exterior construction ranging in size from 4,635 to 7,880 square feet of living area. The dwellings were built from 1995 to 2018. The comparables each have a basement, three of which have finished area. Each comparable has central air conditioning, three or four fireplaces and a garage ranging in size from 973 to 2,134 square feet of building area. Three comparables each have an inground swimming pool. The comparables sold from June 2021 to March 2022 for prices ranging from \$1,855,000 to \$2,825,000 or from \$280.38 to \$453.07 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 nine suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #5, as well as board of review comparable #4 due to their older dwelling ages and/or less similar dwelling sizes when compared to the subject. The Board has also given less weight to board of review comparable #1 due to its one-story design, when compared to the subject's two-story design.

The Board finds the best evidence of market value to be the appellant's comparables #1, #3 and #4, along with board of review comparables #2 and #3, despite that four of the five comparables are located more than two miles from the subject property and have significantly smaller site sizes when compared to the subject. The Board finds these five comparables are somewhat similar to the subject in dwelling size, design, age and some features. The comparables sold from February 2020 to March 2022 for prices ranging from \$1,195,000 to \$2,412,000 or from \$180.00 to \$451.35 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,144,328 or \$325.44 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record both in terms of overall market value and on a price per square foot basis, which appears to be further supported given the subject's large site of more than 4 acres. 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: January 16, 2024



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Linda Petets, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 2
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085