



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

APPELLANT: Edward Spriegel
DOCKET NO.: 21-04109.001-R-1
PARCEL NO.: 03-21-404-025

The parties of record before the Property Tax Appeal Board are Edward Spriegel, 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: \$40,789
IMPR.: \$137,793
TOTAL: \$178,582

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 2-story dwelling of wood siding exterior construction¹ with 3,770 square feet of living area. The dwelling was constructed in 1991. Features of the home include a basement, central air conditioning, a fireplace, a 950 square foot garage, and an inground swimming pool. The property has a 108,469 square foot site and is located in Wadsworth, Newport Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 0.34 of a mile from the subject. The parcels range in size from 37,462 to 65,776 square feet of land area and are improved with 2-story homes ranging in size from 3,103 to 3,371 square feet of living area. The

¹ Additional details regarding the subject not reported by the appellant are found in the subject's property record card presented by the board of review, which was not refuted by the appellant.

dwellings were built from 1995 to 2001. Each home has a basement, central air conditioning, and a fireplace. Three homes each have a garage ranging in size from 630 to 690 square feet of building area.² The comparables sold from April 2019 to July 2020 for prices ranging from \$396,000 to \$452,500 or from \$118.66 to \$145.83 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$178,582. The subject's assessment reflects a market value of \$537,089 or \$142.46 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 0.27 of a mile from the subject. Comparables #3, #4, and #5 are the same properties as the appellant's comparables #3, #4, and #1, respectively, but the board of review has reported a later sale for comparable #3. The parcels range in size from 37,460 to 77,110 square feet of land area and are improved with 2-story homes ranging in size from 3,103 to 4,013 square feet of living area. The dwellings were built from 1994 to 2003. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 630 to 730 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from May 2020 to September 2021 for prices ranging from \$400,000 to \$582,000 or from \$118.66 to \$145.95 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 seven comparable sales, with two common sales and one property having sold twice, for the Board's consideration. The Board gives less weight to the appellant's comparables and the board of review's comparables #3, #4, and #5, which includes the common properties, which are less similar to the subject in dwelling size than the other comparables in this record and/or which sold less proximate in time to the assessment date than the other comparables in this record.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #2, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, location, and features; however, these comparables have smaller lots and smaller garages than the subject, are newer homes than the subject, and one comparable lacks an inground swimming pool that is a feature of the subject, suggesting adjustments to these

² The board of review reported comparables #1, #3, and #4, which are common to both parties, each have a garage.

comparables would be needed to make them more equivalent to the subject. These two most similar comparables sold for prices of \$560,000 and \$582,000 or for \$145.95 and \$145.03 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$537,089 or \$142.46 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 appropriate adjustments to the best comparables for differences from 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: 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

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