



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

APPELLANT: David Mounce
DOCKET NO.: 21-04111.001-R-1
PARCEL NO.: 06-16-409-073

The parties of record before the Property Tax Appeal Board are David Mounce, 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: \$10,975
IMPR.: \$62,049
TOTAL: \$73,024

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 is improved with a tri-level single family dwelling with vinyl siding that contains 1,671 square feet of above ground living area.¹ The dwelling was built in 1972. Features of the home include a lower level with 943 square feet of finished area, central air conditioning, one fireplace, one bathroom, and an attached garage with 576 square feet of building area. The property also has a 192 square foot frame utility shed built in 1992. The property has a 23,627 square foot site located in Round Lake Beach, Avon Township, Lake County.

¹ The appellant described the subject property as being improved with a one-story dwelling, however, the board of review described the subject dwelling as being a tri-level style home which was supported by a copy of the subject's property record card submitted by the board of review.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales described as being improved with one-story dwellings that range in size from 1,440 to 1,692 square feet of living area.² The comparables were built from 1960 to 1976 with the oldest home having an effective construction date of 1968. These properties have 1.5 or 2 bathrooms, two comparables have central air conditioning, two comparables have one fireplace, and two comparables have garages with 484 or 528 square feet of building area, respectively. The comparables have sites ranging in size from 5,001 to 9,753 square feet of land area and they are located from .80 to 2.29 miles from the subject property. These properties sold in June 2019 and May 2020 for prices ranging from \$168,000 to \$207,500 or from \$99.29 to \$127.61 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$70,732.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$73,024. The subject's assessment reflects a market value of \$219,621 or \$131.43 per square foot of above ground 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 four comparable sales improved with tri-level or raised ranch style homes with vinyl siding exteriors that range in size from 1,080 to 1,182 square feet of above ground living area. The homes were built from 1959 to 1993. The comparables have lower levels with finished areas ranging in size from 576 to 648 square feet. The comparables have 1.5 or 2 bathrooms, two comparables have basements, three comparables have central air conditioning, one comparable has a fireplace, and three comparables have garages with either 460 or 480 square feet of building area. These properties have sites ranging in size from 5,000 to 36,590 square feet of land area and are located from .07 to .94 of a mile from the subject property. The sales occurred from October 2020 to November 2021 for prices ranging from \$210,000 to \$235,000 or from \$177.66 to \$207.60 per square foot of above ground living area.

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 Board finds the best evidence of market value to be appellant's comparable sale #3 and the board of review comparable sales as these comparables are improved with homes relatively similar to the subject in style and sold proximate in time to the assessment date. The comparables have varying degrees of similarity in features with the subject in that two comparables have no central air conditioning, three comparables have no fireplace, and one

² The appellant submitted a copy of the Multiple Listing Service listing sheet associated with comparable #3 disclosing the property is improved with a raised ranch style home.

comparable has no garage, all features of the subject property, suggesting these comparables would require upward adjustments. Two of the comparables have basements while the subject has no basement indicating these properties would require downward adjustments for this feature. Furthermore, four of the comparables have significantly smaller sites than the subject, indicating positive adjustments would be needed, and one comparable has a site that is approximately 55% larger than the subject's site, signifying a negative adjustment to this comparable would be needed for land value. Additionally, the board of comparables are improved with homes that are smaller than the subject dwelling. These five comparables sold for prices ranging from \$207,500 to \$235,000 or from \$127.61 to \$207.60 per square foot of above ground living area, including land. The subject's assessment reflects a market value of \$219,621 or \$131.43 per square foot of above ground living area, including land, which is within the range established by the best comparable sales in this record and is well supported after considering the suggested adjustments. Little weight is given appellant's comparables #1 and #2 as these comparables sold in June 2019, not as proximate in time to the assessment date as the best sales in this record, and the appellant did not demonstrate these homes were similar to the subject dwelling in design. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and 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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