



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

APPELLANT: Ronald Freeman
DOCKET NO.: 21-04148.001-R-1
PARCEL NO.: 06-24-204-038

The parties of record before the Property Tax Appeal Board are Ronald Freeman, 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: \$49,680
IMPR.: \$185,998
TOTAL: \$235,678

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 two-story dwelling with a vinyl siding exterior that contains 4,182 square feet of living area. The dwelling was built in 1988. Features of the home include an unfinished basement, central air conditioning, three fireplaces,¹ and an attached garage with 660 square feet of building area. The subject property also has an inground swimming pool. The property has an 18,120 square foot site located in Third Lake, Avon 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 improved with two-story dwellings, with two being of wood frame construction, that range in size from 3,355 to 3,937 square feet of

¹ The board of review submitted a copy of the subject's property record card describing the home as having one fireplace stack with three openings.

living area. The homes were built in 1988 or 2003 with the oldest comparable having an effective date of construction of 1993. Each comparable has an unfinished basement, central air conditioning, and a garage ranging in size from 420 to 524 square feet of building area. Two comparables have one fireplace. The comparables have sites ranging in size from 9,945 to 14,244 square feet of land area and they are located from .07 to .95 of a mile from the subject property. The sales occurred from September 2019 to December 2020 for prices ranging from \$378,500 to \$549,500 or from \$100.03 to \$163.79 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$149,143.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$235,678. The subject's assessment reflects a market value of \$708,806 or \$169.49 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.

The board of review provided a written statement asserting the subject is a lakefront property. The board of review explained that appellant's comparable sales #1 and #2 are not lakefront properties and appellant's comparable sale #3 took place in 2019.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales of lakefront properties. The comparables are improved with two-story, tri-level, or one-story dwellings of vinyl siding or wood siding exteriors that range in size from 2,310 to 3,280 square feet of living area. The homes were built from 1968 to 2018 with the oldest home having an effective construction date of 1976. Each comparable has a basement with two having finished area, central air conditioning, one or three fireplaces and an attached or detached garage ranging in size from 506 to 1,173 square feet of building. Comparable #3 has a lower level with 783 square feet of finished area. The comparables have sites that range in size from 11,240 to 33,110 square feet of land area and are located from .26 to 1.54 of a mile from the subject property. The comparables sold from May 2020 to October 2020 for prices ranging from \$650,000 to \$795,000 or from \$236.28 to \$335.50 per square foot of living area, including land.

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 gives less weight to appellant's comparable sales #1 and #2 as neither property is a lakefront property as is the subject property. The Board gives less weight to board of review comparable #4 due to differences from the subject dwelling in age, design, and size. The Board finds the best evidence of market value to be appellant's comparable sale #3 and board of review sales #1, #2 and #3 as these comparables are lakefront properties with varying degrees of similarity to the subject dwelling in age, features, and design. These comparables are improved

with homes smaller than the subject dwelling ranging in size from 2,586 to 3,355 square feet of living area with the subject having 4,182 square feet of living area, indicating each would require an upward adjustment for size. Additionally, none of the comparables has an inground swimming pool as does the subject suggesting each would require an upward adjustment for this feature. The Board also finds that appellant's comparable #3 sold in September 2019, not as proximate in time to the assessment date as the remaining comparables, nevertheless this is a lakefront property, located along the same street and within the same block as the subject, as well as being similar to the subject in style. These comparables sold for prices ranging from \$549,500 to \$795,000 or from \$163.79 to \$260.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$708,806 or \$169.49 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence, after considering the suggested adjustments, the Board finds the assessment of the subject property 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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