



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

-APPELLANT: Paul Meyers
DOCKET NO.: 21-04225.001-R-1
PARCEL NO.: 07-26-109-033

The parties of record before the Property Tax Appeal Board are Paul Meyers, 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: \$19,339
IMPR.: \$114,688
TOTAL: \$134,027

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 construction with 2,530 square feet of living area. The dwelling was built in 1993. Features of the home include a basement with finished area,¹ central air conditioning, one fireplace, and a 520 square foot garage. The property has an approximately 11,353 square foot site and is located in Gurnee, Warren 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 with the same assessment neighborhood code as the subject and with three reported to be located within 0.41 of a mile from the subject. The comparables have sites that range in size from 11,003 to 12,188 square

¹ The best description of the subject's basement was found in the property record card presented by the board of review, which was not refuted by the appellant.

feet of land area. The comparables are improved with 2-story dwellings ranging in size from 2,208 to 2,313 square feet of living area. The dwellings were built from 1988 to 1991. The appellant reported that each comparable has a basement, but did not report the information for the finished basement area of the comparables. Each comparable has central air conditioning, one fireplace, and a garage with either 504 or 546 square feet of building area. The properties sold from March 2020 to March 2021 for prices ranging from \$292,500 to \$340,000 or from \$131.65 to \$153.92 per square foot of living area, land included. Based on this evidence, the appellant requested a reduced assessment of \$117,212, for an estimated market value of \$351,671 or \$139.00 per square foot of living area, including land, when applying 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 \$134,027 which reflects a market value of \$403,089 or \$159.32 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 with the same assessment neighborhood code as the subject and located within 0.30 of a mile from the subject. The comparables have sites that range in size from 10,400 to 14,650 square feet of land area. The comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,306 to 2,466 square feet of living area. The dwellings were built from 1989 to 1992. Each comparable has a basement with two having finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 504 to 832 square feet of building area. The properties sold from June 2020 to August 2021 for prices ranging from \$380,000 to \$419,900 or from \$158.47 to \$182.09 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be sustained.

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 ten suggested comparable sales for the Board's consideration. After analyzing the evidence submitted by the parties, the Board gave less weight to the appellant's comparable sales as the appellant's grid analysis did not contain data regarding the comparables' finished basement area which is necessary for the Board to conduct a meaningful comparative market analysis of the comparables in relation to the subject property.

The Board finds the best evidence of market value to be the board of review's comparable sales. These comparables are relatively similar to the subject in location, design, age, dwelling size, and most features, except three comparables have unfinished basements, unlike the subject, suggesting upward adjustments to these comparables for this feature are appropriate to make

them more equivalent to the subject property. These five comparables sold from June 2020 to August 2021 for prices ranging from \$380,000 to \$419,900 or from \$158.47 to \$182.09 per square foot of living area, land included. The subject's assessment reflects a market value of \$403,089 or \$159.32 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. Based on the record and after considering adjustments to the best comparables for differences from 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:

February 20, 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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