



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

APPELLANT: Brenan Guy
DOCKET NO.: 21-04238.001-R-1
PARCEL NO.: 02-22-204-020

The parties of record before the Property Tax Appeal Board are Brenan Guy, 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: \$8,355
IMPR.: \$100,988
TOTAL: \$109,343

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 7,797 square foot site improved with a two-story dwelling of wood siding exterior construction containing 3,018 square feet of living area. The dwelling was constructed in 2006. Features of the home include a basement with 936 square feet of finished area,¹ central air conditioning, one fireplace, four bathrooms, and an attached garage with 747 square feet of building area. The property is in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales improved with two-story dwellings of wood frame construction that range in size from 2,532 to 3,045 square feet of living area. The

¹ The board of review submitted a copy of the subject's property record card describing the home as having a full basement partially finished with a 936 square foot recreation room, which was not refuted by the appellant in rebuttal.

homes were built from 2004 to 2006. Each comparable has a basement, central air conditioning, 2.5 bathrooms, and a garage ranging in size from 420 to 545 square feet of building area. Four comparables have one fireplace. Each comparable has a 7,797 square foot site. The comparables have the same assessment neighborhood code as the subject and are located from .03 to .24 of a mile from the subject property. The sales occurred from April 2020 to October 2020 for prices ranging from \$230,000 to \$290,000 or from \$87.15 to \$105.43 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$96,566.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$109,343. The subject's assessment reflects a market value of \$328,851 or \$108.96 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 evidence provided by the Antioch Township Assessor. In rebuttal the assessor asserted that appellant's comparable #1 resold in 2021 for a price of \$340,000 or \$116.20 per square foot of living area, including land, which is higher than the sale reported by the appellant of \$255,000 that occurred in October 2020. To document the resale of the appellant's comparable the board of review submitted a copy of the Multiple Listing Service listing for the comparable indicating the closing date was October 6, 2021, and the price was \$340,000. The board of review also submitted a copy of the Illinois Real Estate Transfer Declaration associated with the comparable disclosing the purchase price of \$340,000 and further indicating the sale had the elements of an arm's length transaction.

In further rebuttal the assessor asserted that each of the appellant's comparable sales has fewer bathrooms than the subject and a smaller garage than the subject property.

In support of the assessment the board of review presented information on eight comparable sales that were identified by the township assessor with comparable #7 being the same property as appellant's comparable #5. The comparables are improved with two-story dwellings of wood siding exterior construction that range in size from 2,632 to 3,469 square feet of living area. The homes were built from 2004 to 2009. Each comparable has a basement with five having finished area,² central air conditioning, one or two fireplaces, 2.5 or 3.5 bathrooms, and a garage ranging in size from 240 to 700 square feet of building area. The comparables have sites ranging in size from 7,797 to 11,721 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from .08 to .63 of a mile from the subject property. The sales occurred from October 2019 to August 2021 for prices ranging from \$277,500 to \$407,000 or from \$102.76 to \$132.31 per square foot of living area, including land.

Conclusion of Law

² The board of review described the common comparable, board of review comparable #7/appellant comparable #5, as having 1,162 square feet of finished basement area, which was not refuted by the appellant in rebuttal.

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 the appellant's comparable sales #1, #3 and #4 as well as board of review comparable sales #1, #4, #5, #6, and #8 as these comparables are improved with dwellings most similar to the subject dwelling in size. The Board finds, however, each of these comparables has fewer bathrooms than the subject suggesting each would require an upward adjustment to make them more equivalent to the subject for this feature. Appellant's comparables #1, #3 and #4 as well as board of review comparables #1, #5 and #8 have smaller garages than the subject indicating that upward adjustments would be proper to make them more equivalent to the subject for this feature. Additionally, appellant's comparables #1, #3 and #4 as well as board of review comparable #4 have unfinished basements unlike the subject's partially finished basement indicating that upward adjustments would be appropriate to make them more equal to the subject for this amenity. Board of review comparable #6 has one more fireplace than the subject suggesting a downward adjustment for this amenity would be proper. These eight comparables sold for prices ranging from \$255,000 to \$407,000 or from \$87.15 to \$132.31 per square foot of living area, including land. The overall best comparable submitted by the parties in terms of dwelling size and features is board of review comparable #6 that sold in October 2020 for a price of \$407,000 or \$132.31 per square foot of living area, including land. The subject's assessment reflects a market value of \$328,851 or \$108.96 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported when considering the suggested adjustments. Less weight is given the remaining comparables due to differences from the subject dwelling in size. Based on this evidence 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: 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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