



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

APPELLANT: Maren Spaulding
DOCKET NO.: 21-04339.001-R-1
PARCEL NO.: 11-02-401-063

The parties of record before the Property Tax Appeal Board are Maren Spaulding, 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: \$60,384
IMPR.: \$154,239
TOTAL: \$214,623

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 brick and frame exterior construction with 3,073 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement, central air conditioning, a fireplace, and an 884 square foot garage. The property has a 27,100 square foot site and is located in Green Oaks, Libertyville 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 located within 0.20 of a mile from the subject. The parcels range in size from 22,479 to 26,876 square feet of land area and are improved with 2-story homes of brick, frame, or brick and frame exterior construction ranging in size from 2,954 to 3,561 square feet of living area. The dwellings were built in 1999 and 2000 with one having an effective age of 2001. Each home has a basement, central air conditioning, a

fireplace, and a garage ranging in size from 560 to 651 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold in July or September 2020 for prices ranging from \$580,000 to \$615,000 or from \$165.68 to \$208.19 per square foot of living area, including land.

The appellant also disclosed the subject property sold in May, 2021 for a price of \$500,000. In support of the transaction the appellant submitted a copy of a closing disclosure indicating a purchase price of \$500,000, the sellers were Douglas and Nanci Spaulding and the buyer was Ryan Spaulding. The appellant did not complete Section IV- Recent Sale Data of the appeal petition, but in a brief reported the property sold privately to a family member and was not publicly advertised for sale. 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 \$214,623. The subject's assessment reflects a market value of \$645,483 or \$210.05 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 six comparable sales located within 0.57 of a mile from the subject. Comparables #3, #5, and #6 are the same properties as the appellant's comparables #3, #2, and #1, respectively. The parcels range in size from 22,479 to 26,876 square feet of land area and are improved with 2-story homes of frame, brick, or brick and frame exterior construction ranging in size from 2,780 to 3,561 square feet of living area. The dwellings were built from 1997 to 2000 with comparable #6 having an effective age of 2001. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 500 to 713 square feet of building area. Comparables #2 and #3 each have an inground swimming pool. The comparables sold from June 2019 to September 2020 for prices ranging from \$580,000 to \$750,000 or from \$165.68 to \$238.49 per square foot of living area, including land.

The board of review noted the subject's May 2021 sale was not an arm's length transaction as it was sold to a family member of the sellers. 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 six comparable sales, with three common sales, and evidence of a May, 2021 sale of the subject property for the Board's consideration. The Board gave no weight to the May, 2021 sale of the subject as both parties report it was not an arm's length sale.

The Board also gives less weight to the board of review's comparables #1 and #2, the appellant's comparable #1/board of review's comparable #6, and the appellant's comparable #3/board of review's comparable #3, due to substantial differences from the subject in dwelling size and/or inground swimming pool amenity, 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 appellant's comparable #2/board of review's comparable #5 and the board of review's comparable #4, which sold more proximate in time to the assessment date and are similar to the subject in dwelling size, age, lot size, location, and features. These two most similar comparables sold for prices of \$580,000 and \$663,750 or for \$180.69 and \$207.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$645,483 or \$210.05 per square foot of living area, including land, which is bracketed by the best comparable sales in terms of total market value and is above the best comparables on a price per square foot basis, which is logical given the subject is a smaller home than the best comparables and has a larger garage than the best comparables. Based on this evidence and after considering appropriate adjustments to the best comparables for difference 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:

November 21, 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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