



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

APPELLANT: William Kreiling
DOCKET NO.: 21-04351.001-R-1
PARCEL NO.: 12-31-403-024

The parties of record before the Property Tax Appeal Board are William Kreiling, 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: \$123,310
IMPR.: \$234,013
TOTAL: \$357,323

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 exterior construction with 3,818 square feet of living area. The dwelling was constructed in 1975. Features of the home include a basement with finished area, central air conditioning, two fireplaces, and a 1,004 square foot garage. The property has a 40,155 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant disclosed the subject property had been listed for sale for a total of 176 days from July 10, 2018 to January 2, 2019. The appellant asserted the last listing price in January, 2019 was \$999,000 which is below the market value reflected by the subject's assessment. The appellant presented a listing history and a listing sheet for the subject. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the last listing price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$357,323. The subject's assessment reflects a market value of \$1,074,656 or \$281.47 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 three comparable sales located within 0.80 of a mile from the subject. The parcels range in size from 21,800 to 77,970 square feet of land area and are improved with 1.5-story or 2-story homes of brick exterior construction ranging in size from 3,464 to 4,368 square feet of living area. The dwellings were built from 1968 to 1981 with the oldest home having an effective age of 1977. Each home has a basement, two of which have finished area, central air conditioning, one or two fireplaces, and one or two garages ranging in size from 624 to 1,080 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold in May or August 2021 for prices ranging from \$1,200,000 to \$1,450,000 or from \$331.96 to \$346.42 per square foot of living area, including land.

The board of review submitted a brief contending the property did not sell and was listed for sale more than two years before the assessment date. 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 three comparable sales and evidence of a listing of the subject property. The Board gives less weight to the July, 2018 through January, 2019 listing of the subject property, which is not a sale and is less likely to be indicative of market value as of the January 1, 2021 assessment date.

The Board finds the best evidence of market value to be comparables #1 and #3, which sold proximate in time to the assessment date and are similar to the subject in dwelling size, age/effective age, location, and features, but have varying degrees of similarity to the subject in lot size and garage count. The Board gave less weight to comparable #2, which lack finished basement area that is a feature of the subject and has an inground swimming pool unlike the subject. These two most similar comparables sold for prices of \$1,200,000 and \$1,450,000 or for \$346.42 and \$331.96 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,074,656 or \$281.47 per square foot of living area, including land, which is below the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

William Kreiling, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085