



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

APPELLANT: Pat Barry
DOCKET NO.: 21-04367.001-R-2
PARCEL NO.: 12-31-207-001

The parties of record before the Property Tax Appeal Board are Pat Barry, 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: \$112,745
IMPR.: \$303,418
TOTAL: \$416,163

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 4,939 square feet of living area.¹ The dwelling was constructed in 1925. Features of the home include a basement with finished area, central air conditioning, three fireplaces, and a 685 square foot garage. The property has an approximately 31,420 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 submitted information on six comparable sales located within 0.62 of a mile from the subject. The parcels range in size from 17,716 to 38,298 square feet of land area and are

¹ The parties differ regarding the subject's dwelling size. The Board finds the best evidence of dwelling size is found in the subject's property record card presented by the board of review, which depicts an addition to the subject home in 2000 resulting in an increase in dwelling size from 3,432 to 4,939 square feet of living area.

improved with 2-story homes, two of which have brick exterior construction,² ranging in size from 2,991 to 3,641 square feet of living area. The dwellings were built from 1954 to 1968 with the oldest home having an effective age of 1968. Each home has a basement, one of which has finished area, central air conditioning, a fireplace, and a garage ranging in size from 506 to 864 square feet of building area. The comparables sold from June 2020 to April 2021 for prices ranging from \$560,000 to \$845,000 or from \$180.44 to \$255.44 per square foot of living area, including land. 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 \$416,163. The subject's assessment reflects a market value of \$1,251,618 or \$253.42 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 0.44 of a mile from the subject.³ Comparable #3 is the same property as the appellant's comparable #6. Comparables #1 and #2 have 20,040 and 23,480 square foot sites that are improved with 1.5-story or 2-story homes of brick or shingle-wood/asphalt exterior construction with 3,957 or 4,322 square feet of living area. The dwellings were built in 1924 and 1953 with effective ages of 1931 and 1981, respectively. One home has a concrete slab foundation and one home has a basement with finished area. Each home has central air conditioning, two fireplaces, and a 400 or a 912 square foot garage. These two comparables sold in May or June 2021 for prices of \$1,100,000 and \$1,115,000 or for \$254.51 and \$281.78 per square foot of living area, including land, respectively. 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 eight comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #2 through #5 and the appellant's comparable #6/board of review's comparable #3, due to substantial differences from the subject in dwelling size. The Board gives less weight to the board of review's comparable #1, which has a concrete slab foundation compared to the subject's basement.

² Additional details regarding comparable #1 are found in its listing sheet presented by the appellant and additional details regarding comparable #6, which is common to both parties, are found in the board of review's evidence.

³ The board of review presented four comparables in its grid analysis, but comparable #2 is a duplicate of comparable #1. The Board has renumbered comparables #3 and #4 on the grid analysis as comparables #2 and #3 for ease of reference.

The Board finds the best evidence of market value to be the appellant's comparable #1 and the board of review's comparable #2, which are more similar to the subject in dwelling size, location, and features, although these comparables have smaller lots than the subject and are newer and smaller homes than the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These two most similar comparables sold for prices of \$657,000 and \$1,100,000 or for \$180.44 and \$254.51 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,251,618 or \$253.42 per square foot of living area, including land, which is above the best comparable sales in terms of total market value and bracketed by the best comparables on a price per square foot basis, which is logical given the subject is a larger home than the best comparables. 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

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