



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

APPELLANT: Todd Brook
DOCKET NO.: 21-04431.001-R-1
PARCEL NO.: 14-36-208-005

The parties of record before the Property Tax Appeal Board are Todd Brook, 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: \$54,173
IMPR.: \$172,529
TOTAL: \$226,702

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 is improved with a two-story dwelling of brick and wood siding exterior construction containing 3,840 square feet of living area. The dwelling was built in 1998. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 836 square feet of building area. The property has a 50,240 square foot site and is in Long Grove, Ela 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 improved with two-story dwellings of frame construction that range in size from 3,175 to 4,491 square feet of living area. The homes were built from 1988 to 1994. Each home has an unfinished basement, central air conditioning, one fireplace, and an attached garage ranging in size from 482 to 2,033 square feet of building area. Comparable #1 also has a detached garage with 2,400 square feet of building area. The

comparable sales have sites ranging in size from 40,662 to 142,086 square feet of land area and are located from .68 to .91 miles from the subject property. The sales occurred from May 2020 to March 2021 for prices ranging from \$490,000 to \$560,000 or from \$122.99 to \$163.78 per square foot of living area, land included. The appellant requested the subject's total assessment be reduced to \$179,182.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$226,702. The subject's assessment reflects a market value of \$681,811 or \$177.55 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 improved with two-story dwellings of wood siding, brick, or brick and wood siding exterior construction built from 1987 to 1997 that range in size from 2,950 to 4,125 square feet of living area. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 690 to 960 square feet of building area. Comparable #5 also has an inground swimming pool. The comparables have sites ranging in size from 40,080 to 61,790 square feet of land area and are located from .06 to .40 miles from the subject property. The sales occurred from July 2020 to July 2021 for prices ranging from \$621,000 to \$810,000 or from \$162.91 to \$210.51 per square foot of living area, land included. The board of review requested confirmation of the 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 Board finds the best evidence of market value to be board of review comparable sales #1, #2, #3, and #5 as these properties are more similar to the subject in location, with two having the same neighborhood code as the subject property, than are the comparable sales provided by the appellant. The Board finds, however, board of review comparable #5 has an inground swimming pool, a feature the subject property does not have, suggesting a downward adjustment to the comparable may be appropriate for this feature. These four comparables sold for prices ranging from \$672,000 to \$810,000 or from \$162.91 to \$207.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$681,811 or \$177.55 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Less weight is given the appellant's comparable due to differences from the subject property in location, land area, and/or dwelling size. Less weight is given board of review comparable #4 due to differences from the subject dwelling in size. Based on this evidence the Board finds the assessment of the subject property as established by the board of review 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: October 17, 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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COUNTY

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