



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

APPELLANT: Paul Lee
DOCKET NO.: 21-04432.001-R-1
PARCEL NO.: 14-36-301-005

The parties of record before the Property Tax Appeal Board are Paul Lee, 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: \$59,500
IMPR.: \$161,577
TOTAL: \$221,077

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 frame construction containing 3,803 square feet of living area. The dwelling was built in 1988. Features of the home include an unfinished basement, central air conditioning, one fireplace and an attached garage with 792 square feet of building area. The subject property also has a tennis court. The property has a 70,178 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 three comparable sales improved with two-story dwellings of frame or brick and frame construction that range in size from 3,578 to 4,491 square feet of living area. The homes were built from 1969 to 1994 with effective construction dates from 1972 to 1994. Each home has an unfinished basement, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 482 to 1,161 square feet of building area. The

comparable sales have sites ranging in size from 40,023 to 46,957 square feet of land area and are located from .39 to .47 miles from the subject property. The sales occurred in October 2020 and February 2021 for prices ranging from \$560,000 to \$611,000 or from \$124.69 to \$170.77 per square foot of living area, land included. The appellant requested the subject's total assessment be reduced to \$190,131.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$221,077. The subject's assessment reflects a market value of \$664,893 or \$174.83 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 with comparable #1 being the same property as appellant's comparable #3. The comparable sales are improved with two-story dwellings of brick or wood siding exterior construction built from 1969 to 2004 that range in size from 3,013 to 4,464 square feet of living area. Each comparable has an unfinished basement with one being a walk-out design, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 594 to 910 square feet of building area. Comparable #3 also has an inground swimming pool. The comparables have sites ranging in size from 40,900 to 208,650 square feet of land area and are located from .47 to .88 miles from the subject property. The sales occurred from November 2020 to September 2021 for prices ranging from \$517,500 to \$787,500 or from \$171.76 to \$210.38 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 appellant's comparable sales and board of review comparable sales #1, #2 and #4, which includes a common sale submitted by the parties. Appellant's comparable sale #2 and appellant's comparable #3/board of review comparable #1, are chronologically 15 and 19 years older than the subject dwelling, suggesting each comparable would require an upward adjustment to its purchase price to make it more equivalent to the subject dwelling for this characteristic. Board of review comparable #2 is 16 years newer than the subject dwelling suggesting a downward adjustment would be appropriate for superior age. Appellant's comparable #2 may require a downward adjustment due to its larger garage in relation to the subject property. None of the comparables has a tennis court as does the subject suggesting each would require an upward adjustment for this characteristic. These most similar comparables sold for prices ranging from \$560,000 to \$772,500 or from \$124.69 to \$210.38 per square foot of living area, including land. The subject's assessment reflects a market value of \$664,893 or \$174.83 per square foot of living area, including land,

which is within the range established by the best comparable sales in this record and well supported after considering the suggested adjustments. Little weight was given board of review comparable #3 due to differences from the subject in dwelling size and the fact this property has an inground swimming pool, a feature the subject does not have. Less weight is given board of review comparable #5 due to differences from the subject property in land area and dwelling 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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