



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

APPELLANT: David Phinney
DOCKET NO.: 21-04465.001-R-1
PARCEL NO.: 14-15-103-022

The parties of record before the Property Tax Appeal Board are David Phinney, 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: \$27,202
IMPR.: \$46,434
TOTAL: \$73,636

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 one-story dwelling of wood siding exterior construction with 1,080 square feet of living area. The dwelling was constructed in 1946. Features of the home include a basement, central air conditioning, a fireplace and a 304 square foot garage. The property has a 6,600 square foot site and is located in Lake Zurich, 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 that are located from 2.06 to 3.16 miles from the subject property. The comparables have sites that range in size from 8,852 to 23,688 square feet of land area. The comparables are improved with one-story dwellings of frame or brick exterior construction ranging in size from 1,026 to 1,216 square feet of living area. The dwellings were built from 1938 to 1957 with comparable #1, the oldest comparable, having a reported effective age of 1944. Each comparable has a basement, central air

conditioning and a garage ranging in size from 308 to 672 square feet of building area. Comparable #3 also has a 275 square foot carport. The comparables sold from April to October 2020 for prices ranging from \$130,000 to \$229,000 or from \$107.97 to \$223.20 per square foot of living area, including land. The appellant's grid analysis indicated that comparable #1 has a condition issue and comparable #3 is a multi-parcel 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 \$73,636. The subject's assessment reflects a market value of \$221,462 or \$205.06 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 that have the same assessment neighborhood code as the subject and are located within .35 of a mile from the subject property. The comparables have sites that range in size from 6,680 to 12,800 square feet of land area. The comparables are improved with one-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 1,056 to 1,196 square feet of living area. The dwellings were built from 1947 to 1978. Each comparable has a basement and four comparables have central air conditioning. Two comparables each have a fireplace and four comparables each have a garage ranging in size from 450 to 660 square feet of building area. The comparables sold from April 2019 to May 2021 for prices ranging from \$230,000 to \$290,000 or from \$213.68 to \$246.60 per square foot of living area, including land. 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 for the Board's consideration. The Board has given less weight to the appellant's comparables due to their distant locations from the subject being more than 2 miles away. Additionally, the appellant's comparable #1 appears to be an outlier due to its considerably lower sale price when compared to the other sales in the record and comparable #3 has a considerably larger site size when compared to the subject and is a multi-parcel sale. The Board has given reduced weight to board of review comparables #1, #2 and #3 due to their newer dwelling ages when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #4 and #5, which are overall most similar to the subject in location, dwelling size, design and age, despite that the sales are somewhat dated and board of review comparable #4 lacks a garage, a feature of the subject. These two comparables sold in April and October 2019 for prices of \$230,000 and

\$262,500 or for \$217.80 and \$238.20 per square foot of living area, including land. The subject's assessment reflects a market value of \$221,462 or \$205.06 per square foot of living area, including land, which falls below the two best comparables in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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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