



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

APPELLANT: Monica Patterson
DOCKET NO.: 21-04520.001-R-1
PARCEL NO.: 06-24-204-064

The parties of record before the Property Tax Appeal Board are Monica Patterson, 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: \$49,343
IMPR.: \$97,171
TOTAL: \$146,514

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 with wood siding exterior construction containing 2,488 square feet of living area. The dwelling was constructed in 1989 but has a 1993 effective age. Features of the home include an unfinished basement, central air conditioning, a fireplace and an attached 469 square foot garage. The property has an approximately 16,500 square foot site and is located in Third Lake, Avon Township, Lake County.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted information on 12 comparable properties that are located within .29 of a mile from the subject. The comparables are improved with 2-story dwellings ranging in size from 2,125 to 2,793 square feet of living area. The dwellings were built from 1986 to 1994, with a home built in 1989 having a 1992 effective age. Eleven comparables have basements, two of which have finished area, a fireplace,

and a garage or garages ranging in total size from 400 to 2,296 square feet of building area. One comparable has an enclosed frame porch and one comparable has a swimming pool. The comparables have improvement assessments ranging from \$79,220 to \$109,400 or from \$31.31 to \$44.06 per square foot of living area.

Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$91,907 or \$36.94 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$146,514. The subject property has an improvement assessment of \$97,171 or \$39.06 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties that are located within .25 of a mile from the subject. The board of review's comparables #1, #3 and #4 are the same properties as the appellant's comparables #1, #8 and #10. The comparables are improved with 2-story dwellings with wood siding or vinyl siding exterior construction ranging in size from 2,343 to 2,944 square feet of living area. The dwellings were built from 1988 to 1994. Three comparables have basements, each of which has finished area, and one comparable has a slab foundation. The comparables have central air conditioning, one or two fireplaces and a detached and/or attached garage ranging in total size from 504 to 2,296 square feet of building area. One comparable has an enclosed frame porch and one comparable has a swimming pool. The comparables have improvement assessments ranging from \$103,239 to \$116,996 or from \$38.66 to \$44.06 per square foot of living area.

Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of 13 comparable properties for the Board's consideration, three of which were submitted by both parties. The Board gives less weight to the appellant's comparables #1, #8 and #10, as well as the board of review's comparables, which includes the parties' common comparables. The Board finds these comparables lack a basement foundation or have finished basement area when compared to the subject. In addition, one of the parties' common comparables has an additional detached garage and another common comparable has a swimming pool when compared to the subject. The Board finds the appellant's remaining comparables have varying degrees of similarity to the subject. The best comparables have improvement assessments ranging from \$79,220 to \$102,482 or from \$31.31 to \$40.81 per square foot of living area. The subject's improvement assessment of \$97,171 or \$39.06 per

square foot of living area falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is not 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:

August 22, 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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