



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

APPELLANT: Michael Hope
DOCKET NO.: 21-04686.001-R-1
PARCEL NO.: 16-10-301-007

The parties of record before the Property Tax Appeal Board are Michael Hope, 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: \$ 60,243
IMPR.: \$287,816
TOTAL: \$348,059

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 two-story dwelling of brick exterior construction with 4,833 square feet of living area. The dwelling was constructed in 2000. Features of the home include a basement with a 1,575 square foot recreation room, central air conditioning, two fireplaces and a 1,008 square foot garage.¹ The property has an approximately 17,780 square foot site and is located in Highland Park, Moraine 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 located in the same neighborhood code as the subject. The properties are located from .57 to 1.14-miles from the subject. The parcels range in size from 13,708 to 15,995 square feet of land area and are improved with two-

¹ The appellant failed to report finished basement area, but did not refute the board of review's evidence including a property record card for the property detailing finished basement area and two fireplaces, rather than only one.

story dwellings that were built from 2004 to 2007. The homes range in size from 3,876 to 4,213 square feet of living area and feature basements, central air conditioning, a fireplace and a garage ranging in size from 506 to 693 square feet of building area. The comparables sold from June 2020 to February 2021 for prices ranging from \$695,000 to \$895,000 or from \$164.97 to \$230.91 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$310,892, which would reflect a market value of \$932,769 or \$193.00 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$348,059. The subject's assessment reflects a market value of \$1,046,794 or \$216.59 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, where board of review comparables #2 and #5 are the same properties as appellant's comparables #2 and #3, respectively. The two common comparables are located in the same neighborhood code as the subject property and the remaining three comparables are located from .82 to 1.37-miles from the subject. No lot sizes were provided for comparables #3 and #4; the remaining three parcels range in size from 13,070 to 14,630 square feet of land area and are improved with two-story² dwellings that were built from 1992 to 2007, with comparable #5/appellant comparable #3 having a reported effective age of 2009. The homes range in size from 3,876 to 4,678 square feet of living area and feature basements, four of which have finished area. Each dwelling has central air conditioning, one to three fireplaces and a garage ranging in size from 441 to 785 square feet of building area. The comparables sold from June 2020 to October 2021 for prices ranging from \$805,000 to \$950,000 or from \$194.02 to \$230.91 per square foot of living area, including land.

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 parties submitted a total of six comparable sales, two of which were common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #1, #3 and #4 which are located in differing neighborhood codes than is assigned to the subject property indicating that the assessing officials find these properties to lack certain common economic, locational and/or other such influences.

² While comparable #3 is reported to be a one-story dwelling, the data is inconsistent depicting a ground floor area of 2,383 square feet but a total living area of 4,408 square feet.

Furthermore, the Board finds two of these comparables lack lot size data necessary for comparison of characteristics and one comparable has questionable story height information given other characteristics provided in the grid analysis.

On this record, the Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparable sales #2 and #5, which are each common properties. These three comparables present varying degrees of similarity to the subject in age, dwelling size and/or other features including finished basement area and smaller garages when compared to the subject. These three most similar comparables sold from June 2020 to February 2021 for prices ranging from \$695,000 to \$895,000 or from \$164.97 to \$230.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,046,794 or \$216.59 per square foot of living area, including land, which is above the range established by the best comparable sales in this record in terms of overall value but within the range on a per-square-foot basis which appears to be logical after considering adjustments to the best comparables for differences when compared to the subject such as age, dwelling size, finished basement area and garage size, among other characteristics. Notably, the appellant failed to report finished basement area for the subject or any of the appellant's comparables whereas the board of review detailed finished basement area for the subject and common comparables which data was not refuted by the appellant. Based on this evidence and thorough analysis of the record, the Board finds a reduction in the subject's assessment is not justified on grounds of overvaluation.

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: March 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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