



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

APPELLANT: Matt Gopin
DOCKET NO.: 21-04707.001-R-1
PARCEL NO.: 16-20-101-031

The parties of record before the Property Tax Appeal Board are Matt Gopin, 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: \$155,793
IMPR.: \$582,668
TOTAL: \$738,461

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 of wood siding exterior construction with 7,150 square feet of living area. The dwelling was constructed in 2016. Features of the home include a basement, central air conditioning, three fireplaces,¹ and an 800 square foot garage. The property has a 99,317 square foot site and is located in Bannockburn, West Deerfield 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 located from 0.19 to 0.70 of a mile from the subject. The parcels range in size from 79,279 to 238,709 square feet of land area and

¹ The parties differ regarding the subject's fireplace count. The Board finds the best evidence of fireplace count is found in the subject's property record card presented by the board of review, which was not refuted by the appellant in written rebuttal.

are improved with 2-story homes ranging in size from 6,052 to 8,462 square feet of living area. The dwellings were built from 2001 to 2005. The appellant reported comparable #1 was recently rehabbed. Each home has a basement, one of which has finished area,² central air conditioning, one or two fireplaces, and a garage ranging in size from 884 to 1,439 square feet of building area. The comparables sold from May to August 2019 for prices ranging from \$985,000 to \$2,800,000 or from \$150.15 to \$341.88 per square foot of living area, including land. 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 \$738,461. The subject's assessment reflects a market value of \$2,220,935 or \$310.62 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 located from 0.28 of a mile to 3.06 miles from the subject. The parcels range in size from 41,820 to 137,650 square feet of land area and are improved with 1-story, 1.5-story, 1.75-story, or 2-story homes ranging in size from 5,370 to 7,472 square feet of living area. The dwellings were built from 1989 to 2012 with the oldest home having an effective age of 1995. Each home has a basement, one of which has finished area, central air conditioning, one to six fireplaces, and one or two garages ranging in size from 839 to 1,508 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from September 2020 to July 2021 for prices ranging from \$2,050,000 to \$3,550,000 or from \$310.21 to \$497.16 per square foot of living area, including land.

The board of review submitted a brief explaining the subject is located on a private street with no outlet that has ten custom built homes each on one or more acres of land with each having more than 6,000 square feet of living area. The board of review further explained the subject is one of three homes with a private pond in this subdivision as depicted in a map presented by the board of review. The board of review contended the appellant's comparables are older sales. The board of review acknowledged that two of its comparables have inferior locations when compared to the subject but are similar in dwelling size and amenities.

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

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.

² Additional details regarding comparable #1 are found in the listing sheet for this property presented by the appellant.

The record contains a total of nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables, which sold less proximate in time to the assessment date than other comparables in this record. The Board gives less weight to the board of review's comparables #4 and #5, which are less similar to the subject in location than other comparables in this record.

The Board finds the best evidence of market value to be the board of review's comparables #1, #2, and #3, which sold proximate in time to the assessment date and are similar to the subject in dwelling size and location, but have varying degrees of similarity to the subject in design, age, site size, and features. These most similar comparables sold from February to July 2021 for prices ranging from \$2,200,000 to \$3,550,000 or from \$310.21 to \$475.11 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,220,935 or \$310.62 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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:

April 18, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Matt Gopin, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085