



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

APPELLANT: Matthew Happ
DOCKET NO.: 21-04867.001-R-1
PARCEL NO.: 11-21-222-027

The parties of record before the Property Tax Appeal Board are Matthew Happ, 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: \$63,416
IMPR.: \$186,743
TOTAL: \$250,159

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 frame construction containing 3,053 square feet of living area. The dwelling was built in 2014. Features of the home include an unfinished basement, central air conditioning, one fireplace, and an attached garage with 484 square feet of building area. The property has a 7,252 square foot site located in Libertyville, Libertyville Township, Lake County.

The appellant contends assessment inequity with respect to the land as the basis of the appeal. The appellant is not contesting the improvement assessment. In support of this argument the appellant submitted information on twelve equity comparables improved with one-story or two-story single-family dwellings. The comparables have the same assessment neighborhood code as the subject property and are located from .09 to .28 miles from the subject property. These properties have sites ranging in size from 7,054 to 8,301 square feet of land area with land

assessments ranging from \$33,451 to \$66,060 or from \$4.74 to \$7.96 per square foot of land area. The appellant requested the subject's land assessment be reduced to \$57,545.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$250,159. The subject property has a land assessment of \$63,416 or \$8.74 per square foot of land area. In support of its contention of the correct assessment the board of review submitted information on five land equity comparables and four building equity comparables. Each of the comparables is improved with a single-family dwelling. These properties have the same assessment neighborhood code as the subject property and are located from .05 to .21 miles from the subject property. The nine comparables submitted by the board of review have sites ranging in size from 7,199 to 9,101 square feet of land area with land assessments ranging from \$63,416 to \$69,759 or from \$7.66 to \$8.81 per square foot of land area. Board of review land equity comparable #3 is the same property as appellant's comparable #4. The board of review requested confirmation of the assessment.

Conclusion of Law

The appellant contends assessment inequity with respect to the land 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 record contains twenty comparables submitted by the parties to support their respective positions with one comparable being common to the parties. The comparables are similar to the subject in location and have varying degrees of similarity to the subject in land area. The Board gives less weight to appellant's comparable #1 as the land assessment on this property is an outlier relative to the land assessments of the remaining nineteen comparables in the record. The remaining comparables have land assessments ranging from \$63,416 to \$69,759 or from \$7.66 to \$8.81 per square foot of land area. Ten of the comparables have a land assessment of \$63,416 or ranging from \$7.75 to \$8.81 per square foot of land area. The subject's land assessment of \$63,416 or \$8.74 per square foot of land area is equivalent to ten of the comparables on an overall land assessment basis as well as falling within the range established by the best comparables in this record on both an overall basis and a square foot of land area basis. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's land was inequitably assessed 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:

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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COUNTY

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