



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

APPELLANT: Lynn Johnstone
DOCKET NO.: 21-05029.001-R-1
PARCEL NO.: 16-28-105-014

The parties of record before the Property Tax Appeal Board are Lynn Johnstone, 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: \$61,089
IMPR.: \$73,773
TOTAL: \$134,862

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 brick and wood siding exterior construction with 1,308 square feet of living area.¹ The dwelling was constructed in 1961. Features of the home include a finished lower level, central air conditioning, a fireplace and a 440 square foot garage. The property has an approximately 12,010 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

¹ Additional details regarding the subject not reported by the appellant and/or provided by the board of review have been confirmed and/or drawn from the subject's property record card presented by the board of review. Of note, the property record card depicts the parcel as containing 12,015 square feet of land area with an assessment based upon the "front foot" method, although neither party provided the front foot measurements of the subject and/or any of the comparable parcels. Thus, the Board will analyze this appeal as the parties have utilizing the square foot unit of measure.

The appellant contends assessment inequity regarding the land assessment as the basis of the appeal. In support of this argument, the appellant submitted information on eight equity comparables located within the same assessment neighborhood code as the subject and within .45 of a mile from the subject. The parcels range in size from 12,014 to 12,375 square feet of land area and have land assessments ranging from \$56,306 to \$62,462 or from \$4.55 to \$5.08 per square foot of land area.

Based on this evidence, the appellant requested a reduction in the subject's land assessment to \$58,628 or \$4.88 per square foot of land area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$134,862. The subject property has a land assessment of \$61,089 or \$5.09 per square foot of land area.

In support of its contention of the correct assessment, the board of review submitted information on ten equity comparables, where the second page of comparables were identified as comparables #6 through #10. Board of review comparable #10 is the same property as appellant's comparable #8, is located .45 of a mile from the subject and is the only comparable presented by the board of review that is within the same assessment neighborhood code as the subject. The ten parcels range in size from 8,220 to 12,600 square feet of land area and have land assessments ranging from \$41,183 to \$63,148 or from \$4.97 to \$5.09 per square foot of land area.

In addition, the board of review submitted a location map depicting the subject and board of review comparables. The board of review asserted that these properties each benefit from a location in which they back up to a school play field. In addition, board of review comparables #4 through #9 are located on Warrington Road, "a local north/south feeder street."

Based on this evidence and argument, the board of review requested confirmation of the subject's land assessment.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal concerning the land. 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 land assessment is not warranted.

The record contains a total of seventeen land equity comparables for the Board's consideration. The Board gives less weight to board of review comparables #1 through #9, which are close in proximity to the subject, but have differing neighborhood assessment codes than the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables along with the common comparable, board of review comparable #10, which are each located in the same assigned neighborhood code as the subject and similar or, as to appellant's comparable #7, identical to the subject in lot size. These most similar comparables have land assessments that range from \$56,306 to \$62,462 or from \$4.55 to \$5.08 per square foot of land area. The subject's land assessment of \$61,089 or \$5.09 per square foot of land area falls within the range of the best comparables in terms of overall land assessment and very similar to the best comparables on a square foot basis.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. Based on this record and after analyzing the totality of the land equity comparables presented by the parties, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's land was inequitably assessed. Therefore, the Board finds that a reduction in the subject's land 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:

July 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

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