



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

APPELLANT: Joe Schultz
DOCKET NO.: 21-05100.001-R-1
PARCEL NO.: 05-21-114-013

The parties of record before the Property Tax Appeal Board are Joe Schultz, 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: \$6,317
IMPR.: \$54,393
TOTAL: \$60,710

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 one-story dwelling of brick construction containing 1,462 square feet of living area. The dwelling was built in 1960. Features of the home include a partial basement, central air conditioning, one fireplace, 2½ bathrooms, and an attached garage with 462 square feet of building area. The property has a 10,082 square foot site and is in McHenry, Grant Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on twelve equity comparables improved with one-story dwellings of brick or frame construction that range in size from 1,252 to 1,632 square feet of living area. The homes were built from 1952 to 1966. Ten of the comparables have basements with two having finished area, ten comparables have one or two fireplaces, ten comparables have central air conditioning, and eleven comparables have garages

ranging in size from 288 to 3,180 square feet of building area. The comparables have 1, 1½ or 2 bathrooms. The comparables are located from .05 to 1.10 miles from the subject property. These properties have improvement assessments ranging from \$45,006 to \$65,156 or from \$32.34 to \$46.68 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$51,133.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$60,710. The subject property has an improvement assessment of \$54,393 or \$37.20 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on five equity comparables improved with what are described as one-story or two-story dwellings of wood siding exterior construction that range in size from 1,422 to 1,486 square feet of living area. The homes were built from 1956 to 1975. Four comparables have basements with two having finished area and two comparables have lower level finished areas. Four comparables have central air conditioning, each comparable has one fireplace and each comparables has either an attached or detached garage ranging in size from 460 to 1,008 square feet of building area. The comparables have 1, 1½, 2 or 2½ bathrooms. These properties are located from .65 to 1.36 miles from the subject property. Their improvement assessments range from \$55,711 to \$62,693 or from \$38.03 to \$44.09 per square foot of living area.

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 Board finds the best evidence of assessment equity to be the appellant's comparables #2, #5, #6, #7, #8 and #10 as these comparables are most similar to the subject in age, size and features with the exception each has 1 or 1½ less bathrooms than the subject suggesting each would require an upward adjustment for the differences in this feature, comparable #2 has no fireplace while the subject has one fireplace suggesting this comparable would require an upward adjustment, and comparables #8 and #10 each have two fireplaces suggesting these would require downward adjustments to make them more equivalent to the subject property. Their improvement assessments range from \$47,503 to \$65,156 or from \$32.34 to \$43.24 per square foot of living area. The subject's improvement assessment of \$54,393 or \$37.20 per square foot of living area falls within the range established by the best comparables in this record and is well supported after considering the suggested adjustments to the comparables for differences from the subject dwelling. Less weight is given the remaining comparables submitted by the appellant due to differences in dwelling size, the lack of basement, finished basement area, lack of a garage, and/or no central air conditioning. Less weight was given the comparables provided by the board of review due to differences from the subject dwelling in age, finished basement area, finished lower levels and/or lack of central air conditioning. Based on this record the Board

finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement 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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