



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

APPELLANT: Jacqueline Derry
DOCKET NO.: 22-00525.001-R-1
PARCEL NO.: 01-36-402-015

The parties of record before the Property Tax Appeal Board are Jacqueline Derry, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook, 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: \$11,301
IMPR.: \$70,262
TOTAL: \$81,563

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 2022 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 Cape Cod dwelling of wood siding exterior construction with 1,380 square feet of living area. The dwelling was built in 1988 and is approximately 34 years old. Features include a basement with finished area, central air conditioning, a fireplace, a finished attic¹ and a 400 square foot garage. The property has an approximately 11,700 square foot site and is located in Lake Villa, Lake Villa 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 in the same neighborhood code as the subject and within 1.23-miles from the subject. The parcels range in size from 6,621 to

¹ Property characteristics for the subject not disclosed by the appellant were obtained from the property record card for the subject provided by the board of review.

11,038 square feet of land area and are each improved with either a one-story Cape Cod or a one-story ranch-style dwelling of wood siding exterior construction. The homes range in age from 46 to 77 years old and range in size from 1,204 to 1,936 square feet of living area. Each comparable has a full basement, two of which have finished area. Features include central air conditioning and a garage ranging in size from 400 to 672 square feet of building area. Comparable #4 has a fireplace. The comparables sold from January to September 2020 for prices ranging from \$150,000 to \$205,000 or from \$100.72 to \$145.35 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$54,533 which would reflect a market value of approximately \$163,615 or \$118.56 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$81,563. The subject's assessment reflects a market value of \$245,229 or \$177.70 per square foot of living area, land included, when using the 2022 three-year median level of assessment of 33.26% for Lake County as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales, two of which are located in the same neighborhood code as the subject and all of which are within 1.39-miles from the subject. The parcels range in size from 8,790 to 17,880 square feet of land area and are each improved with either a 1-story ranch style, a 1.5-story Cape Cod or a 1.75-story Cape Cod dwelling of brick or wood siding exterior construction. The homes range were built from 1912 to 1991 and range in size from 1,081 to 1,501 square feet of living area. Each comparable has a full basement, two of which have finished area. Three homes have central air conditioning, two homes each have a fireplace and each comparable has a garage ranging in size from 400 to 725 square feet of building area. The comparables sold from November 2020 to May 2022 for prices ranging from \$222,000 to \$279,000 or from \$185.88 to \$224.33 per square foot of living area, including land.

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

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 eight suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables due to differences in age and/or dwelling size when compared to the subject property. The Board has given reduced weight as well to board of review comparables #1 and #2 due to differences in design, age, dwelling size and/or features when compared to the subject dwelling.

The Board finds the best evidence of market value to be board of review comparable sales #3 and #4 are more similar to the subject in location, design, age, dwelling size and some features. Board of review comparable #3 necessitates adjustment for its lack of basement finish suggesting upward adjustments would be appropriate to make the property more equivalent to the subject. Both comparables necessitate downward adjustments to their garages which are each larger than the subject's 400 square foot garage. Nevertheless, these most similar comparables sold for prices of \$257,000 and \$279,000 or for \$185.88 and \$218.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$245,229 or \$177.70 per square foot of living area, including land, which is below the best comparable sales in this record both in terms of overall value and on a per square-foot of living area basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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:

August 20, 2024



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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