



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

APPELLANT: Charles Palm
DOCKET NO.: 22-01358.001-R-1
PARCEL NO.: 13-15-102-005

The parties of record before the Property Tax Appeal Board are Charles Palm, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods, 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: \$47,547
IMPR.: \$185,433
TOTAL: \$232,980

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 is improved with a two-story dwelling of frame construction containing 4,623 square feet of living area. The dwelling was built in 2000. Features of the home include an unfinished basement, central air conditioning, three fireplaces and a carport with 399 square feet. The subject property also has a detached garage with 1,540 square feet of building area. The property has a 201,247 square foot site in Lake Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales improved with two-story dwellings of frame or brick and frame exterior construction that range in size from 4,116 to 5,204 square feet of living area. The homes were built in 1992 or 2001. Each comparable has a basement with three being either a walk-out or a look-out design and four having finished area. Each property also has central air conditioning, one or three fireplaces and an attached garage ranging in size

from 630 to 922 square feet of building area. These properties have sites ranging in size from 87,991 to 96,703 square feet of land area. The comparables have the same neighborhood code as the subject and are located from 1.12 to 1.62 miles from the subject property. The sales occurred from March 2021 to June 2021 for prices ranging from \$660,000 to \$725,000 or from \$135.47 to \$167.82 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$228,045.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$232,980. The subject's assessment reflects a market value of \$699,010 or \$151.20 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on seven comparable sales with board of review comparable #2 being the same property as appellant's comparable #4. The comparables are improved with 1.5-story or 2-story dwellings of frame, brick, or brick and frame exterior construction that range in size from 4,190 to 5,192 square feet of living area. The homes were built from 1990 to 2006. Each comparable has a basement with five having finished area, central air conditioning, one to three fireplaces, and an attached garage ranging in size from 630 to 996 square feet of building area. These properties have sites ranging in size from 40,075 to 91,912 square feet of land area. The comparables have the same neighborhood code as the subject and are located from .41 to 1.69 miles from the subject property. The sales occurred from August 2020 to May 2022 for prices ranging from \$675,000 to \$1,000,000 or from \$152.82 to \$192.60 per square foot of living area, including land.

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 record contains eleven comparable sales submitted by the parties to support their respective position with one comparable being common to the parties. The Board gives less weight to appellant's comparables #1 and #5 as well as board of review comparable #5 and #7 due to differences from the subject dwelling in size. The Board gives less weight to board of review comparable #1 that sold in August 2020, which is not as proximate in time to the assessment date as the best sales in this record. The Board finds the best evidence of market value to be the appellant's comparable sales #2, #3 and #4 as well as board of review comparable sales #2, #3 #4, and #6 which includes the common sale submitted by the parties. Each of these comparables has less garage area than the subject and a smaller site than the subject, suggesting each would

¹ Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

require an upward adjustment to make them more equivalent to the subject for these features. Conversely, five of the comparables have finished basement area while the subject has an unfinished basement indicating that these comparables would require a negative adjustment to make them more like the subject for this amenity. These six comparables sold from April 2021 to March 2022 for prices ranging from \$675,000 to \$910,000 or from \$137.99 to \$186.51 per square foot of living area, including land. The subject's assessment reflects a market value of \$699,010 or \$151.20 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported after considering the suggested adjustments. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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: January 16, 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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