



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

APPELLANT: Christopher Loughlin
DOCKET NO.: 22-01359.001-R-1
PARCEL NO.: 13-10-402-014

The parties of record before the Property Tax Appeal Board are Christopher Loughlin, 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: \$37,888
IMPR.: \$218,017
TOTAL: \$255,905

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 2-story dwelling of brick and frame exterior construction with 4,223 square feet of living area.¹ The dwelling was constructed in 2010. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a 752 square foot garage. The property has a 40,032 square foot site and is located 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 three comparable sales located within .12 of a mile from the subject and within the same neighborhood as the subject. The comparables have sites ranging in size from 40,219 to 49,009 square feet of land area that are improved with 2-story dwellings of

¹ The parties differ as to the subject dwelling size. The Board finds the best evidence of size was found in the subject's property record card which contained a building sketch with dimensions and area calculations.

frame and brick exterior construction ranging in size from 3,934 to 4,606 square feet of living area. The dwellings were built from 2017 to 2019 and have basements, two with finished area. Each comparable has central air conditioning and a garage ranging in size from 717 to 874 square feet of building area. Two comparables each have one fireplace. The comparables sold from July 2020 to April 2021 for prices ranging from \$540,000 to \$840,000 or from \$137.26 to \$200.38 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$255,905. The subject's assessment reflects a market value of \$767,792 or \$181.81 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located from .12 of a mile to 1.29 miles from the subject and two of which are within the same assessment neighborhood code as the subject. Comparable #3 is the same sale as appellant's comparable #3. The comparables are reported to have sites ranging in size from 40,219 to 66,211 square feet of land area and are improved with 2-story dwellings of frame and brick exterior construction ranging in size from 3,820 to 4,416 square feet of living area. The dwellings were built from 2014 to 2018 and have basements, three with finished area and two are either a look-out or a walk-out. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 717 to 947 square feet of building area. The comparables sold in April 2021 to June 2022 for prices ranging from \$830,000 to \$940,000 or from \$196.78 to \$246.07 per square foot of living area, land included. 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 record contains six comparable sales for the Board's consideration where one comparable was common to both parties. The Board gives less weight to appellant's comparable #1 which appears to be an outlier as it sold considerably less than the other sales in the record. Furthermore, it sold less proximate in time to the January 1, 2022 assessment date than the other sales in the record. The Board gives less weight to board of review comparables #2 and #4 which are located in a different assessment neighborhood code as the subject and are located less proximate to the subject than the other comparables in the record.

² Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2022.

The Board finds the best evidence of market value to be appellant's comparables #2 and #3 as well as board of review comparables #1 and #3 which includes the common comparable. These comparables are relatively similar to the subject in location, story height, dwelling size, age and some features. However, each comparable has finished basement area unlike the subject, suggesting downward adjustments are necessary to make them more equivalent to the subject. These comparables sold from December 2020 to June 2021 for prices ranging from \$730,000 to \$940,000 or from \$158.49 to \$246.07 per square foot of living area, including land. The subject's assessment reflects a market value of \$767,792 or \$181.81 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment 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: February 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

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