



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

APPELLANT: Deborah Hurlock
DOCKET NO.: 22-01425.001-R-1
PARCEL NO.: 13-15-201-003

The parties of record before the Property Tax Appeal Board are Deborah Hurlock, 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: \$44,810
IMPR.: \$212,567
TOTAL: \$257,377

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 with frame exterior construction with 5,072 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement with finished area, central air conditioning, one fireplace and a garage with 777 square feet of building area. The property has a 56,628 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 four comparable sales located in the same assessment neighborhood code as the subject property and from .07 to .28 of a mile from the subject property. The comparables have sites ranging in size from 53,143 to 62,726 square feet of land area. The comparables are improved with 2-story dwellings of brick or brick with frame exterior construction ranging in size 4,925 to 5,252 square feet of living area that were built in 1999 or 2001. The appellant reported that each comparable has a basement, two with finished area and two of either walk-out or exit design. Each comparable has central air conditioning, one or three

fireplaces and garage ranging in size from 714 to 924 square feet of building area. Comparable #2 has an inground swimming pool. The appellant reported that comparable #2 was recent rehabbed. The comparables sold from February to July 2021 for prices ranging from \$700,000 to \$812,000 or from \$133.82 to \$154.61 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$257,377. The subject's assessment reflects a market value of \$772,208 or \$152.25 per square foot of living area, land included, when applying 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 five comparable sales. Comparables #1 and #2 are the same properties as the appellant's comparables #3 and #2, respectively. The comparables are located in the same assessment neighborhood code as the subject property and from .15 of a mile to 1.07 miles from the subject property. The comparables have sites ranging in size from 41,818 to 85,378 square feet of land area. The comparables are improved with 2-story dwellings of brick, frame or brick with frame exterior construction ranging in size from 4,925 to 5,304 square feet of living area that were built from 1995 to 2001. Each comparable has a basement, three with finished area and four of walk-out, look-out or exit design. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 714 to 852 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from May 2021 to May 2022 for prices ranging from \$760,000 to \$1,000,000 or from \$154.31 to \$195.20 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 Board finds the parties submitted a total of seven comparable properties for the Board's consideration, with two comparables being common to both parties. The Board gives less weight to appellant's comparable #2/board of review comparable #2, due to its feature of an inground swimming, an amenity the subject lacks. The Board gave reduced weight to board of review comparable #4 due to its distance of over one mile away from the subject property.

¹ 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 the appellant's comparables #1, #3 and #4 along with board of review comparables #1, #3 and #5, which includes one common comparable. The Board finds that these comparables are most similar to the subject in location, design, age, dwelling size, and some features. These comparables sold from February 2021 to May 2022 for prices ranging from \$700,000 to \$1,000,000 or from \$133.82 to \$195.20 per square foot of living area, including land. The subject's assessment reflects a market value of \$772,208 or \$152.25 per square foot of living area, including land, which falls within the range of 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 a reduction in the subject's 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: March 26, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Deborah Hurlock, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085