



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

APPELLANT: Stephen Donahue
DOCKET NO.: 22-01462.001-R-1
PARCEL NO.: 15-25-200-026

The parties of record before the Property Tax Appeal Board are Stephen Donahue, 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: \$72,094
IMPR.: \$240,922
TOTAL: \$313,016

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 two-story dwelling of brick and frame exterior construction with 4,692 square feet of living area. The dwelling was constructed in 2007. Features of the home include a full, partially finished basement, central air conditioning, two fireplaces, and a 935 square foot garage. The property has a 38,456 square foot site located in Riverwoods, Vernon 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 in the same neighborhood assessment code as the subject and within .70 of a mile from the subject property. The comparables have sites that range in size from 43,735 to 131,551 square feet of land area. The properties are improved with two-story dwellings of frame or frame and brick exterior construction that range in size from 4,344 to 5,288 square feet of living area that were built between 1987 and 1998, with the oldest house having an effective age of 1993. Each comparable has central air conditioning, two fireplaces, and a garage ranging from 660 to 1,300

square feet of building area. Two of the homes have finished basement area. Comparable #2 was listed as having hot tubs and comparable #3 was described as having additional amenities including a balcony, hot tubs, a bath house, and a shed. The sales occurred in January and May 2021, for prices ranging from \$770,000 to \$855,000 or from \$154.12 to \$196.82 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 \$313,016. The subject's assessment reflects a market value of \$939,142 or \$200.16 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 three comparable properties sharing the same neighborhood code as the subject and located within .70 of a mile from the subject property. The board of review's comparable #2 is the same as the appellant's comparable #3. The comparables have sites that range in size from 50,056 to 81,149 square feet of land area. These properties consist of two-story dwellings of frame exterior construction ranging in size from 4,275 to 4,742 square feet of living area that were built between 1979 and 2002, with one having an effective age of 1993. Each dwelling has central air-conditioning, one or two fireplaces, a full or partial basement, two of which have finished areas, decks and/or patio areas, and a garage ranging in size from 918 to 1,300 square feet of building area. Comparable #1 has a balcony, hot tubs, a bath house, and a shed. Comparable #2 has a walkout basement. The three sales occurred between January 2021 and April 2022 for prices ranging from \$815,000 to \$1,100,000 or from \$190.64 to \$231.97 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 record contains a total of five comparable sales for the Board's consideration with one common sale. The Board accords less weight to the board of review's comparable#2/appellant's comparable #3 due to age and superior amenities and the board of review's comparable #3 based on age. The Board finds the best evidence of market value to be the appellant's comparables #1 and #2 and the board of review's comparable #2, which are similar to the subject in dwelling size, location, and some features, but have varying degrees of similarity in site size and age,

¹ Section 1910.50(c)(1) of the Board's procedural rules 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. Adm. Code 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.

suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These properties sold for prices ranging from \$770,000 to \$1,100,000 or from \$154.12 to \$231.97 per square foot of living area, including land. The subject's assessment reflects a market value of \$939,142 or \$200.16 per square foot of living area, land included, which falls within the range established by the most comparable properties. In addition, the Board finds the most overall similar property in the record in terms of age, location, dwelling size, and features is the board of review's sales comparable #2, which sold in April 2021, for \$1,100,000 or \$231.97 per square foot of living area, including land. The subject property's per square foot value is also lower than the per square foot sales price of the most comparable property. Based on this evidence, 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: 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

AGENCY

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