



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

APPELLANT: Stephen Wetzel
DOCKET NO.: 22-01477.001-R-1
PARCEL NO.: 16-04-301-052

The parties of record before the Property Tax Appeal Board are Stephen Wetzel, 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: \$96,698
IMPR.: \$239,327
TOTAL: \$336,025

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 1.75-story dwelling of brick exterior construction with 3,549 square feet of living area. The dwelling was constructed in 1988. Features of the home include a basement with finished area, central air conditioning, three fireplaces and an 864 square foot garage. The property is located in Lake Forest, West Deerfield 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 from 0.57 of a mile to 1.02 miles from the subject property. Two comparables have sites with 40,946 and 43,560 square feet of land area. The comparables are improved with 1.75-story dwellings that range in size from 3,456 to 4,067 square feet of living area. The dwellings were built from 1984 to 1986. Each

comparable has a basement, with one having finished area.¹ Each dwelling has central air conditioning, one or three fireplaces and a garage ranging in size from 776 to 891 square feet of building area. The properties sold in July and August 2020 for prices ranging from \$835,000 to \$880,000 or from \$216.38 to \$241.90 per square foot of living area, land included.

The appellant submitted a copy of the Multiple Listing Service sheet for its comparable #3 which disclosed the property was updated in 2006. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$238,942 which reflects a market value of \$716,898 or \$202.00 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$336,025. The subject's assessment reflects a market value of \$1,008,176 or \$284.07 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 three comparable sales located within 0.29 of a mile from the subject property. The comparables are improved with 1-story³ or 2-story dwellings of brick exterior construction ranging in size from 3,055 to 3,777 square feet of living area. The homes were built from 1985 to 1996. Each comparable has an unfinished basement, central air conditioning, one to three fireplaces and a garage ranging in size from 575 to 736 square feet of building area. The properties sold from June 2020 to April 2022 for prices ranging from \$639,020 to \$1,105,000 or from \$169.19 to \$361.70 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparable #3 which sold in 2020, less proximate to the January 1, 2022 assessment date.

¹ The appellant submitted a copy of the Multiple Listing Service sheet for its comparable #3 disclosing the property has a finished basement and three fireplaces.

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.

³ Board of review comparable #1 has ground floor area of 1,447 square feet with above ground area of 3,055 square feet, suggesting this is a part two-story dwelling.

The Board finds the best evidence of market value to be board of review comparables #1 and #2 which sold proximate to the assessment date at issue and are similar to the subject in location, age, design and dwelling size. However, these properties lack finished basement area, in contrast to the subject, suggesting upward adjustments are needed to make these properties more equivalent to the subject. These two comparables sold in January and April 2022 for prices of \$925,000 and \$1,105,000 or for \$247.59 and \$361.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,008,176 or \$284.07 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. On this limited record, after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment appears justified and 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:

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

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

APPELLANT

Stephen Wetzel, 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