



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

APPELLANT: Michael Hope
DOCKET NO.: 22-01484.001-R-1
PARCEL NO.: 16-10-301-007

The parties of record before the Property Tax Appeal Board are Michael Hope, 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: \$62,321
IMPR.: \$297,746
TOTAL: \$360,067

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 exterior construction with 4,833 square feet of living area. The dwelling was constructed in 2000. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 1,008 square foot garage. The property has an approximately 17,780 square foot site and is located in Highland Park, Moraine 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 from 0.57 of a mile to 1.14 miles from the subject property. The comparables have sites that range in size from 13,708 to 15,995 square feet of land area and are improved with two-story dwellings ranging in size from 3,876 to 4,452 square feet of living area. The dwellings were built from 1950 to 2007 with effective ages ranging from 1995 to 2009. Each comparable has a basement, with one having

finished area.¹ Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 506 to 903 square feet of building area. The properties sold from June 2020 to July 2022 for prices ranging from \$695,000 to \$895,000 or from \$164.97 to \$230.91 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$294,784 which reflects a market value of \$884,440 or \$183.00 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 \$360,067. The subject's assessment reflects a market value of \$1,080,309 or \$223.53 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 from 0.57 of a mile to 1.06 miles from the subject property. Board of review comparable #3 is the same property as the appellant's comparable #4. The comparables have sites that range in size from 14,000 to 14,640 square feet of land area and are improved with two-story dwellings with a combination of brick, stone and stucco exterior construction and ranging in size from 3,876 to 4,212 square feet of living area. The homes were built in 2004 and 2007 with comparable #3 having an effective age of 2009. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 441 to 717 square feet of building area. Comparable #2 has an inground swimming pool. The properties sold from January 2021 to July 2022 for prices ranging from \$895,000 to \$1,495,000 or from \$230.91 to \$376.67 per square foot of living area, land included.

The board of review also submitted an aerial map of the subject property, without explanation, that depicts the subject may back up to a golf course or green space. 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 record contains six comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appellant comparable #3 which sold in 2020, less proximate to the January 1, 2022 assessment date than other properties in the record.

¹ Some property details for appellant comparable #4, also submitted by the board of review, were found in the board of review's grid analysis.

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 gives little weight to appellant comparables #1 and #2 which have unfinished basement area when compared to the subject's finished basement area. The Board also gives less weight to board of review comparable #2 which features an inground swimming pool, unlike the subject.

The Board finds the best evidence of market value to be appellant comparable #4 along with board of review comparables #1 and #3, which includes the common property. These two comparables are more similar to the subject in location, age, design, dwelling size and other features, although both properties are smaller in dwelling size when compared to the subject's dwelling size. These comparables sold in January 2021 and July 2022 for prices of \$895,000 and \$1,250,000 or for \$230.91 and \$296.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,080,309 or \$223.53 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record on an overall market value basis and falls below the two best comparables on a per square foot basis. Given the subject's larger dwelling size relative to the two best comparables in the record, a lower per square foot value appears to be logical. Therefore, 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: 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

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