



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

APPELLANT: Alice Francis
DOCKET NO.: 22-01529.001-R-1
PARCEL NO.: 16-35-400-002

The parties of record before the Property Tax Appeal Board are Alice Francis, 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: \$44,450
IMPR.: \$33,352
TOTAL: \$77,802

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 1.5-story dwelling of wood siding exterior construction with 1,011 square feet of living area. The dwelling was constructed in 1922. Features of the home include a concrete slab foundation and a 361 square foot garage. The property has an approximately 35,020 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 three comparable sales located from 0.55 of a mile to 1.07 miles from the subject property. The comparables have sites that range in size from 5,201 to 10,001 square feet of land area and are improved with 1.5-story dwellings ranging in size from 1,032 to 1,206 square feet of living area. The dwellings were built in 1924 and 1927 with comparable #2 having an effective age of 1928. Two comparables have an unfinished basement.

Each dwelling has one fireplace and a 220 or 504 square foot garage. The properties sold from March 2020 to November 2021 for prices of \$240,000 and \$255,000 or from \$211.44 to \$232.56 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$60,991 which reflects a market value of \$182,991 or \$181.00 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 \$77,802. The subject's assessment reflects a market value of \$233,429 or \$230.89 per square foot of living area, land included, when using 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 sales located within 0.81 of a mile from the subject property. The comparables have sites that range in size from 5,200 to 26,160 square feet of land area and are improved with 1.5-story or 2-story dwellings of wood siding exterior construction ranging in size from 1,188 to 1,522 square feet of living area. The homes were built from 1931 to 1941 with comparable #3 having an effective age of 1960. Each comparable has a basement, with two having finished area.² One home has central air conditioning, two homes each have one fireplace. Each comparable has a garage ranging in size from 304 to 528 square feet of building area. The properties sold in October 2020 and December 2021 for prices ranging from \$302,500 to \$389,000 or from \$246.39 to \$312.45 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 finds neither party submitted comparables that were truly similar to the subject due to their sale dates occurring less proximate in time to the assessment date at issue and/or due to significant differences from the subject in location, site size, dwelling size and other features. Nevertheless, the Board gives little weight to each of the board of review comparables which are less similar to the subject in age/effective age when compared to other properties in the record.

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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2022.

² The Board finds board of review comparable #2 has a partial basement with finished area as well as a partial crawl space foundation.

The Board finds the best evidence of market value to be the appellant's comparables which are more similar to the subject in age and effective age. However, each of these comparables has a substantially smaller site size relative to the subject's site size and two dwellings have finished basement area, unlike the subject, suggesting adjustments are needed to make these properties more equivalent to the subject. These best comparables sold from March 2020 to November 2021 for prices of \$240,000 and \$255,000 or from \$211.44 to \$232.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$233,429 or \$230.89 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record on an overall market value basis and within the range on a per square foot basis. On this limited record and 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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