



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

APPELLANT: Thomas Snyder
DOCKET NO.: 22-01552.001-R-1
PARCEL NO.: 14-09-302-032

The parties of record before the Property Tax Appeal Board are Thomas Snyder, 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: \$56,568
IMPR.: \$157,524
TOTAL: \$214,092

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 3,597 square feet of living area. The dwelling was constructed in 1992. Features of the home include a basement with finished area,¹ central air conditioning, one fireplace and a 736 square foot garage. The property has an approximately 50,881 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on twelve equity comparables located in the same assessment neighborhood code as the subject. The

¹ The Board finds the best description of the subject's basement finish was found in the 2017 Multiple Listing Service (MLS) sheet for the subject submitted by the board of review. The Board notes that neither party reported finished basement area for the subject or any of the comparable properties in their respective grid analyses.

comparables are improved with two-story dwellings of frame or brick and frame exterior construction ranging in size from 3,183 to 3,947 square feet of living area. The homes were built from 1987 to 1997. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 660 to 1,066 square feet of building area. The comparables have improvement assessments that range from \$71,543 to \$166,263 or from \$22.48 to \$45.02 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$149,024 or \$41.43 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$214,092. The subject has an improvement assessment of \$157,524 or \$43.79 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the same assessment neighborhood code as the subject property. Board of review comparables #1 through #5 are the same properties as appellant comparables #11, #4, #9, #10 and #12, respectively. The comparables are improved with two-story dwellings of frame or brick and frame exterior construction ranging in size from 3,414 to 3,676 square feet of living area and were built from 1987 to 1991. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 660 to 1,052 square feet of building area. The comparables have improvement assessments that range from \$147,442 to \$158,211 or from \$42.89 to \$44.44 per square foot of living area.

The board of review also submitted a copy of the MLS sheet associated with a 2017 sale of the subject property which reports the dwelling to have finished basement area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 twelve equity comparables for the Board's consideration, as five properties were common to the parties. The Board gives less weight to appellant comparables #1 through #9 along with board of review comparables #2 and #3, two of the common properties, which are less similar to the subject in dwelling size and garage size.

The Board finds the best evidence of assessment equity to be appellant comparables #10, #11 and #12 which are the same properties as board of review comparables #1, #4 and #5. These properties are more similar to the subject in location, age, design, dwelling size, garage size and other features and have improvement assessments ranging from \$153,982 to \$157,774 or from

\$42.89 to \$43.24 per square foot of living area. The subject's improvement assessment of \$157,524 or \$43.79 per square foot of living area falls within the range established by the best comparables in this record on an overall improvement assessment basis but slightly above the range on an improvement per square foot basis. Given the subject's larger basement area and brick exterior construction relative to the best comparables a slightly higher per square foot improvement assessment appears logical. Therefore, after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: May 21, 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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