



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

APPELLANT: William Lauth
DOCKET NO.: 22-01603.001-R-1
PARCEL NO.: 15-26-405-009

The parties of record before the Property Tax Appeal Board are William Lauth, 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: \$65,712
IMPR.: \$141,006
TOTAL: \$206,718

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 wood siding exterior construction with 3,816 square feet of living area. The dwelling was constructed in 1987. Features of the home include a crawl space foundation, central air conditioning, a fireplace, a 616 square foot garage. The property has a 41,818 square foot lakefront site and is located in Riverwoods, Vernon Township, Lake County.¹

The appellant contends assessment inequity with respect to the land as the basis of the appeal. The appellant did not contest the subject's improvement assessment. In support of this argument the appellant submitted information on 12 equity comparables that have the same assessment neighborhood code as the subject and are located within .38 of a mile from the subject property.

¹ The board of review's evidence revealed the subject is a lakefront property on Meadow Lake, which was not refuted by the appellant.

The improved parcels have sites that range in size from 41,818 to 43,560 square feet of land area. The comparables have land assessments ranging from \$22,965 to \$52,402 or from \$0.54 to \$1.20 per square foot of land area. Based on this evidence, the appellant requested a reduction in the subject's land assessment to \$41,400 or \$0.99 per square foot of land area

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$206,718. The subject property has a land assessment of \$65,712 or \$1.57 per square foot of land area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are located within .13 of a mile from the subject property. The improved parcels have sites that range in size from 29,620 to 42,690 square feet of land area. The comparables have land assessments ranging from \$54,504 to \$65,712 or from \$1.44 to \$1.84 per square foot of land area.

In a memorandum, the board of review contended that the county comparables are all lakefront properties on Meadow Lake, like the subject and within approximately 700 feet of the subject property, as depicted in the screenshot from Lake County maps website included with the submission. The board of review argued that none of the appellant's 12 comparables are lakefront properties like the subject, which was not refuted by the appellant.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer 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 16 equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables which are not lakefront properties, like the subject. The Board has given reduced weight to board of review comparable #3 due to its smaller site size, when compared to the subject. The Board finds the best evidence of equity to be board of review comparables #1, #2 and #4, which are lakefront properties, like the subject and are similar to the subject in site size. The comparables have land assessments ranging from \$61,289 to \$65,217 or from \$1.44 to \$1.57 per square foot of land area. The subject's land assessment of \$65,217 or \$1.57 per square foot of land area is supported by the best comparables in the record. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's land was inequitably assessed and a reduction in the subject's land 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

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

APPELLANT

William Lauth, 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