



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

APPELLANT: Harold Jenkins
DOCKET NO.: 22-01632.001-R-1
PARCEL NO.: 16-07-201-032

The parties of record before the Property Tax Appeal Board are Harold Jenkins, 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 **A Reduction** 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: \$22,247
IMPR.: \$212,955
TOTAL: \$235,202

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 one-story dwelling of brick exterior construction with 2,946 square feet of living area. The dwelling was constructed in 1991. Features of the home include a full basement with finished area, central air conditioning, two fireplaces and a 462 square foot garage. The property has a 5,625 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on 12 equity comparables improved with one-story dwellings that range in size from 2,853 to 3,311 square feet of living area. The homes were built in 1991. Each comparable has a basement, central air

conditioning, a fireplace, and a 462 square foot garage.¹ The comparables have the same assessment neighborhood code as the subject and are located from 0.02 to 0.18 of a mile from the subject property. The comparables have improvement assessments that range from \$192,115 to \$213,929 or from \$63.10 to \$70.28 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$197,839.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$236,851. The subject property has an improvement assessment of \$214,604 or \$72.85 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 improved with one-story dwellings of brick exterior construction that range in size from 2,850 to 2,946 square feet of living area. The homes were built in 1991. Each comparable has a full basement with finished area, central air conditioning, two fireplaces, and a 462 square foot garage. The comparables have the same assessment neighborhood code as the subject and are located from 0.04 to 0.18 of a mile from the subject property. The comparables have improvement assessments that range from \$206,984 to \$212,955 or from \$72.29 to \$73.48 per square foot of living area.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains 17 equity comparables submitted by the parties to support their respective positions. The Board finds that all 17 comparables, which were constructed in the same year as the subject dwelling, have similar square footage amounts and amenities when compared to the subject property. The comparables are also located within 0.18 of a mile from the subject property with 12 of the 17 located on the same street as the subject. Although all the comparables contained in the record are similar to the subject, the Board finds the best evidence of assessment equity to be appellant's comparables #1, #3 and #4, along with board of review's comparables #4 and #5. These comparables are identical to the subject dwelling in terms of age, square feet of living area, garage size, basement size, and amenities. These comparables have improvement assessments that range from \$192,115 to \$212,955 or from \$65.21 to \$72.29 per square foot of living area. The subject's improvement assessment of \$214,604 or \$72.85 per square foot of living area falls above the range established by the best comparables in this record. Based on this record the Board finds the appellant did demonstrate with clear and convincing

¹ The appellant's spreadsheet did not disclose whether the subject or the comparables have finished area in the basement, although the subject's property record card offered by the board of review indicated the subject has a finished recreation room in the basement.

evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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: April 16, 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

Harold Jenkins, 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