



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

APPELLANT: Sean Hutchison
DOCKET NO.: 22-01715.001-R-1
PARCEL NO.: 13-26-303-001

The parties of record before the Property Tax Appeal Board are Sean Hutchison, 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: \$21,009
IMPR.: \$152,451
TOTAL: \$173,460

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 2-story dwelling of frame exterior construction with 2,797 square feet of living area. The dwelling was constructed in 1987. Features of the home include a basement with finished area, central air conditioning, one fireplace and a garage with 904 square feet of building area. The property has 19,745 square foot site and is located in Barrington, Cuba 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 .24 to .87 of a mile from subject property. The comparables have sites that range in size from 8,945 to 29,939 square feet of land area. The comparables are improved with 2-story dwellings of frame or frame with brick exterior construction that contain either 2,332 to 3,275 square feet of living area that were built in 1963 or 1990, with comparable #1 having an effective age of 1970. The appellant reported that each comparable has a basement, one with finished area, central air conditioning and a garage containing either 510 or 654 square feet of building area. Two comparables each have either one

or two fireplaces. The comparables sold from June 2020 to April 2021 for prices ranging from \$369,000 to \$460,000 or from \$140.46 to \$174.53 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$173,460. The subject's assessment reflects a market value of \$520,432 or \$186.07 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In response to the appeal, the board of review noted that the subject property is located in the Highlands neighborhood which is in the unincorporated area of Cuba Township and the subject property was purchased for \$510,000 in 2018 and received an assessment reduction in 2019 and 2020 to reflect the sale price.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales. The comparables are located from .36 of a mile to 1.79 miles from the subject property. The comparables have sites ranging in size from 21,743 to 36,155 square feet of land area. The comparables are improved with 2-story dwellings of frame or frame with brick exterior construction ranging in size from 2,762 to 2,985 square feet of living area that were built 1986 to 1998. Each comparable has a basement, four with finished area and two of either walk-out or look-out design. The comparables each have central air conditioning, either one or two fireplaces and a garage ranging in size from 513 to 764 square feet of building area. The comparables sold from September 2020 to April 2022 for prices ranging from \$545,000 to \$850,000 or from \$196.40 to \$284.76 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 Board finds the parties submitted a total of eight comparable properties for the Board's consideration. The Board gives less weight to appellant's comparables as well as board of review comparable #3, due to their dissimilar dwelling size and/or ages when compared to the subject property. Furthermore, the Board gave reduced weight to the appellant's comparable #1 along with the board of review comparables #1 and #2 due to their sales occurring in 2020, which is less proximate in time to the January 1, 2022, assessment date than other comparables in this 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). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

The Board finds the best evidence of market value to be the board of review's comparables #4 and #5. The Board finds that these two comparables sold more proximate in time to the assessment date and are similar to the subject in location, design, age, dwelling size, and features. These two comparables sold in May 2021 and April 2022 for prices of \$627,000 and \$668,400 or \$227.01 and \$242.00 per square foot of living area, including land. The subject's assessment reflects a market value of \$520,432 or \$186.07 per square foot of living area, including land, which falls below the two best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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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