



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

APPELLANT: Ryan Kelly
DOCKET NO.: 22-01768.001-R-1
PARCEL NO.: 05-10-200-059

The parties of record before the Property Tax Appeal Board are Ryan Kelly, 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: \$12,473
IMPR.: \$84,081
TOTAL: \$96,554

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 frame exterior construction with 1,831 square feet of living area. The dwelling was constructed in 2006. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a garage containing 582 square feet of building area. The property has a 23,553 square foot site and is located in Fox Lake, Grant 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 within 2.25 miles of the subject. The comparables consist of one-story dwellings of frame exterior construction ranging in size from 1,484 to 2,040 square feet of living area. The homes were built from 1967 to 2005, with comparable #3 having an effective age of 1994. Each dwelling has central air conditioning, a basement with finished area, two of which are walk-out style, and a garage ranging in size from

480 to 936 square feet of building area. Two comparables each have one or two fireplaces. The parcels range in size from 10,890 to 48,164 square feet of land area. The comparables sold from February 2020 to December 2021 for prices ranging from \$222,500 to \$315,000 or from \$135.29 to \$211.69 per square foot of living area, including land. The appellant also submitted a Multiple Listing Service sheet for comparable #3, noting it was recently renovated. Based on this evidence, the appellant requested a reduced assessment of \$92,761, for an estimated market value of \$278,311 or \$152.00 per square foot of living area, including land, 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 \$96,554. The subject's assessment reflects a market value of \$289,691 or \$158.21 per square foot of living area, land included, when applying 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 six comparable sales² located within .55 of a mile of the subject, four of which are in the subject's assessment neighborhood. The comparables consist of one-story dwellings of frame exterior construction ranging in size from 962 to 2,160 square feet of living area. The dwellings were built from 1990 to 2006. Each dwelling has central air conditioning, two comparables each have one or two fireplaces, five comparables each have a basement with three having finished area and being walk-out style, and five comparables each have a garage ranging in size from 480 to 528 square feet of building area. The parcels range in size from 6,500 to 37,454 square feet of land area. The comparables sold from December 2020 to June 2022 for prices ranging from \$219,000 to \$275,000 or from \$127.31 to \$270.27 per square foot of living area, including land. The board of review's grids also contained handwritten adjustments, resulting in adjusted sale prices ranging from \$229,135 to \$303,845 or from \$131.86 to \$273.54. 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 parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board finds the parties' comparables are not truly similar to the subject due to differences in location, dwelling size, age, and/or features. Nevertheless, the Board gives less weight to the appellant's comparables, which are located more than one mile

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 §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.

² The board of review presented two comparable grids; for ease of reference, the comparables have been renumbered #1 through #6.

from the subject. Additionally, two of the appellant's comparables sold less proximate to the January 1, 2022 assessment date at issue in this appeal. The Board also gave reduced weight to board of review comparables #3 and #6, which sold less proximate to the assessment date at issue or differ from the subject in foundation.

The Board finds the best evidence of market value to be board of review comparable sales #1, #2, #4, and #5, which sold proximate to the assessment date at issue and have varying degrees of similarity to the subject. These comparables sold from September 2021 to May 2022 for prices ranging from \$219,000 to \$275,000 or from \$127.31 to \$270.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$289,691 or \$158.21 per square foot of living area, including land, which is within the range established by the best comparable sales in this record on a per-square-foot basis and above the range overall. However, based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, such as age, dwelling size, and parcel size, the Board finds 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: 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

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