



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

APPELLANT: Kelly Walsh
DOCKET NO.: 22-01800.001-R-1
PARCEL NO.: 05-01-310-023

The parties of record before the Property Tax Appeal Board are Kelly Walsh, 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: \$16,673
IMPR.: \$48,475
TOTAL: \$65,148

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 1-story dwelling of wood siding exterior construction with 884 square feet of living area. The dwelling was constructed in 1958. Features of the home include a basement with finished area and a 1,272 square foot garage. The property has a 10,751 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within the same assessment neighborhood code as the subject, three of which are reported to be within .41 of a mile from the subject. The comparables have sites ranging in size from 9,008 to 10,528 square feet of land area and are improved with 1-story dwellings ranging in size from 1,056 to 1,121 square feet of land area. The dwellings were built from 1955 to 1986. One comparable has central air conditioning and two comparables each have a garage with either 264 or 832 square feet of

building area. The comparables sold from March to September 2020 for prices ranging from \$160,000 to \$190,000 or from \$149.11 to \$169.49 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 \$65,148. The subject's assessment reflects a market value of \$195,464 or \$221.11 per square foot of living area, land included, when using the statutory level of assessment of 33.33 %.¹

In support of its contention of the correct assessment the board of review submitted on five comparable sales located within the same assessment neighborhood code as the subject and within 1 mile of the subject. The comparables have sites ranging in size from 8,810 to 9,660 square feet of land area and are improved with 1-story dwellings ranging in size from 868 to 1,176 square feet of land area. The dwellings were built from 1951 to 1981 with comparable #5 having an effective year built of 2000. Four comparables have either crawl space or concrete slab foundations and one comparable has a basement with finished area. Three comparables have central air conditioning; two comparables each have a fireplace; and each comparable has a garage ranging in size from 280 to 528 square feet of building area. The comparables sold from June 2021 to July 2022 for prices ranging from \$176,000 to \$257,000 or from \$194.59 to \$218.54 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in 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 for the Board's consideration. The Board gives less weight to the appellants' comparables which sold less proximate in time to the January 1, 2022 assessment date than the comparable sales submitted by the board of review. The Board gives less weight to board of review comparable #4 which has a significantly larger dwelling size when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #1, #2, #3 and #5 which are most similar in dwelling size and sold more proximate in time to the assessment date at issue. However, each comparable lacks a basement with finished area and has a significantly smaller garage when compared to the subject, suggesting upward adjustments are necessary to make them more equivalent to the subject. In addition, two comparables have central air conditioning when

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.

compared to the subject, suggesting downward adjustments are necessary to make them more equivalent to the subject. Nevertheless, these comparables sold from June 2021 to July 2022 for prices ranging from \$176,000 to \$205,000 or from \$194.59 to \$208.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$195,464 or \$221.11 per square foot of living area, including land, which falls within the range established by the best comparables in the record on overall value but above the range on price per square foot. The higher price per square foot is justified when considering subject's overall superior features. Therefore, after considering adjustments to the best comparable sales for differences including features when compared to the subject, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in the subject's assessment is warranted based on overvaluation.

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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