



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

APPELLANT: David Buckner
DOCKET NO.: 22-01859.001-R-1
PARCEL NO.: 07-07-111-010

The parties of record before the Property Tax Appeal Board are David Buckner, 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: \$20,639
IMPR.: \$102,042
TOTAL: \$122,681

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 2,551 square feet of living area. The dwelling was constructed in 2003. Features of the home include a basement with 1,052 square feet of finished area,¹ central air conditioning, three full baths, one half-bath and a 713 square foot garage. The property has an approximately 11,300 square foot site and is located in Lake Villa, Warren 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 that have the same assessment neighborhood code and are located within .24 of a mile from the subject property. The comparables are improved with two-story dwellings of

¹ The subject's property record card provided by the board of review revealed the subject has 1,052 square feet of basement finish, which was not refuted by the appellant in any rebuttal evidence.

wood frame exterior construction ranging in size from 2,551 to 2,652 square feet of living area. The dwellings were built in 2003 or 2004. Each comparable has a basement, central air conditioning, two full baths, one half-bath, a fireplace and a garage ranging in size from 440 to 682 square feet of building area. The comparables have improvement assessments ranging from \$76,432 to \$93,686 or from \$28.97 to \$35.81 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$89,999 or \$35.28 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$122,681. The subject property has an improvement assessment of \$102,042 or \$40.00 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables that have the same assessment neighborhood code as the subject and are located within .09 of a mile from the subject property. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,487 to 2,551 square feet of living area. The dwellings were built in 2003 or 2004. The comparables each have a basement with comparables #1 and #2 having 1,176 and 782 square feet of finished area, respectively. Each comparable has central air conditioning, two or three full baths, one half-bath, a fireplace and a 713 square foot garage. The comparables have improvement assessments ranging from \$96,710 to \$100,397 or from \$37.91 to \$40.37 per square foot of living area. 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 15 suggested equity comparables for the Board's consideration. The Board has given less weight to the appellant's 12 comparables and board of review comparable #3 due to their lack of finished basement area, a feature of the subject.

The Board finds the best evidence of assessment equity to be the board of review comparables #1 and #2, which have finished basement area, like the subject and are similar to the subject in location, dwelling size, design, age and some features. However, the Board finds board of review comparable #1 has one less full bath and board of review comparable #2 has less finished basement area, when compared to the subject, suggesting upward adjustments for these differences would be required to make the comparables more equivalent to the subject. Nevertheless, these comparables have improvement assessments of \$98,298 and \$100,397 or for \$39.38 and \$40.37 per square foot of living area. The subject's improvement assessment of \$102,042 or \$40.00 per square foot of living area falls above these two best comparables in the

record in terms of total improvement assessment but is bracketed by the comparables on a per square foot basis. The subject's higher total improvement assessment appears to be logical given its superior features. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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:

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

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