



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

APPELLANT: Tara Braun
DOCKET NO.: 22-01917.001-R-1
PARCEL NO.: 11-16-201-021

The parties of record before the Property Tax Appeal Board are Tara Braun, 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: \$68,803
IMPR.: \$207,266
TOTAL: \$276,069

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 brick and frame exterior construction with 4,018 square feet of living area. The dwelling was constructed in 1980. Features of the home include a basement, central air conditioning, three fireplaces and a 566 square foot garage. The property has an approximately 15,773 square foot site and is located in Libertyville, Libertyville 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 that are located from .85 of a mile to 1.37 miles from the subject property. The parcels range in size from 24,062 to 46,618 square feet of land area. The comparables are improved with two-story dwellings of brick and frame exterior construction ranging in size from 3,241 to 4,428 square feet of living area. The dwellings were built from 1976 to 1982 with comparables #1 and #3 having reported effective

ages of 1992 and 1985, respectively. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 462 to 576 square feet of building area. The comparables sold from April to October 2021 for prices ranging from \$622,000 to \$736,000 or from \$166.21 to \$201.15 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$247,752, which would reflect a market value of \$743,330 or \$185.00 per square foot of ground living area, including land, when using 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 \$276,069. The subject's assessment reflects a market value of \$828,290 or \$206.14 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 information on three comparable sales that have the same assessment neighborhood code as the subject and are located within .17 of a mile from the subject property. The parcels range in size from 10,105 to 21,600 square feet of land area. The comparables are improved with two-story dwellings of frame exterior construction ranging in size from 2,703 to 3,712 square feet of living area. The dwellings were built in 1979 or 1983 and have reported effective ages of 1990, 1983 and 1991, respectively. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 433 to 704 square feet of building area. The comparables sold from June 2019 to January 2022 for prices ranging from \$680,000 to \$761,000 or from \$193.97 to \$281.54 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 parties submitted six suggested comparable sales for the Board's consideration. The Board finds that neither party submitted comparables that were particularly similar to the subject, due to significant differences in location, site size, dwelling size, age and/or features. Nonetheless, the Board has given less weight to appellant's comparables #1 and #3 due to their distant locations from the subject being more than one mile away. The board has given reduced weight to board of review comparable #1 due to its sale date occurring in 2019, less proximate in time to the January 1, 2022 assessment date than are the other comparable sales in the 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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2022.

The Board finds the appellant's comparable #2 and board of review comparables #2 and #3 sold more proximate in time to the assessment date at issue, are most similar to the subject in location and similar to the subject in age and design. However, the Board finds these three comparables have dwelling sizes that are from 19% to 33% smaller than the subject dwelling and the appellant's comparable #2 has a considerably larger site size when compared to the subject, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these comparables sold from April 2021 to January 2022 for prices ranging from \$622,000 to \$761,000 or from \$191.92 to \$281.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$828,290 or \$206.14 per square foot of living area, including land, which falls above the range established by the best comparable sales in the record in terms of overall market value but within the range on a price per square foot basis. The subject's higher overall market value appears to be logical considering its significantly larger dwelling size. Therefore, after considering appropriate adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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: 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

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