



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

APPELLANT: Steve St. Louis
DOCKET NO.: 22-01931.001-R-1
PARCEL NO.: 11-28-302-038

The parties of record before the Property Tax Appeal Board are Steve St. Louis, 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: \$72,747
IMPR.: \$250,185
TOTAL: \$322,932

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 wood siding exterior construction with 4,509 square feet of living area. The dwelling was constructed in 2017. Features of the home include a basement, central air conditioning, 4½ bathrooms, a fireplace and an 877 square foot garage. The property has an approximately 17,236 square foot site and is located in Vernon Hills, 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 have the same assessment neighborhood code as the subject and are located within .24 of a mile from the subject property. The parcels range in size from 17,630 to 24,846 square feet of land area. The appellant reported the comparables are improved with two-story dwellings of brick exterior construction ranging in size from 4,127 to 5,013 square feet of living area. The dwellings were built in 2007 or 2014.

The comparables each have a basement, one of which is a walk-out. Each comparable has a basement, central air conditioning, 3½ to 6 bathrooms, one or two fireplaces and a garage ranging in size from 731 to 824 square feet of building area. The comparables sold from April to September 2021 for prices ranging from \$803,000 to \$1,325,000 or from \$194.57 to \$264.31 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$313,494, which would reflect a market value of \$940,576 or \$208.60 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 \$322,932. The subject's assessment reflects a market value of \$968,932 or \$214.88 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 .24 of a mile from the subject property. The board of review comparables are the same properties as the appellant's comparables #3, #1 and #2, respectively, which were previously described. However, the board of review reported that its comparable #1/appellant's comparable #3 has a brick and wood siding exterior construction.

The board of review also provided a property record card for the subject, which disclosed the subject site was purchased in August 2014 for \$265,000 and also revealed a building permit was issued in February 2017 for a residential dwelling with a construction cost of \$800,000.

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 record contains three comparable sales for the Board's consideration, which were common to both parties. The Board has given less weight to the appellant's comparable #3/board of review comparable #1 which appears to be an outlier due to its considerably higher sale price of \$1,325,000 or \$264.31 per square foot of living area, including land, when compared to the other 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 parties' two remaining comparables are similar to the subject in location, dwelling size, design and some features. However, both dwellings are 10 years older than the subject dwelling, each has a fewer number of bathrooms and a smaller garage, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold in April and June 2021 for prices of \$803,000 and \$930,000 or for \$194.57 and \$196.04 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$968,893 or \$214.88 per square foot of living area, including land, which is greater than the two best comparable sales in the record. However, the subject's higher value appears to be logical given its newer dwelling age and superior features. Therefore, based on this evidence and 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

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Steve St. Louis, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085