



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

APPELLANT: Ronald Henderson
DOCKET NO.: 22-01982.001-R-1
PARCEL NO.: 01-12-100-004

The parties of record before the Property Tax Appeal Board are Ronald Henderson, 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: \$142,744
IMPR.: \$163,794
TOTAL: \$306,538

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 is improved with a two-story dwelling of wood siding exterior construction containing 2,942 square feet of living area. The dwelling was built in 2016. Features of the property include a full unfinished basement, central air conditioning, one fireplace, an attached garage with 506 square feet of building area, a detached garage with 460 square feet of building area, and an enclosed boathouse. The property has a 56,660 square foot site in Antioch, Antioch 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 improved with two-story dwellings of wood frame construction that range in size from 2,430 to 3,127 square feet of living area.¹ The

¹ The board of review submitted a grid analysis of the appellant's comparables from which some descriptive information was obtained.

homes were built from 2002 to 2008 with comparable #2 having an effective construction date of 2013. Each comparable has a basement with one having finished area, central air conditioning and an attached or detached garage ranging in size from 400 to 740 square feet of building area. Two comparables have one fireplace. These properties have sites ranging in size from 7,405 to 13,199 square feet of land area and are located from approximately .61 to 1.64 miles from the subject property. The sales occurred from November 2020 to December 2021 for prices ranging from \$258,000 to \$725,000 or from \$106.17 to \$231.85 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$295,151.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$306,538. The subject's assessment reflects a market value of \$919,706 or \$312.61 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

The board of review submitted a written statement from the township assessor explaining the subject property is a lakefront property located on a peninsula between Channel Lake and Lake Catherine on the Chain-of-Lakes. The assessor asserted the appellant's comparables #1 and #2 are not lakefront properties and not comparable to the subject property. The assessor further stated appellant's comparable #3 is near a lake but is not a true lakefront property with a homeowner's association lot being located between the subject property and the lake. Similarly, the board of review submitted a statement contending appellant's comparable #1 is located on an inferior channel front site; comparable #2 is located on a small landlock lake inferior to the subject's location on the "Chain-of-Lakes" waterway system; and comparable #3 is located 1.6 miles from the subject and has approximately 76.7% less land area than the subject. The board of review submitted a map depicting the location of the subject property and the appellant's comparables.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales similar to the subject in waterfront location, within one mile of the subject and in the subject's school district. The comparables are improved with 1.5-story and 2-story dwellings of wood siding exterior construction that range in size from 2,199 to 3,760 square feet of living area. The homes were built from 1975 to 2011 with the oldest home having an effective construction date of 1988. Each comparable has a full basement with one being a walk-out style and three having recreation rooms ranging in size from 1,262 to 1,680 square feet. Each comparable has central air conditioning, and three comparables have one fireplace. Comparables #1, #3 and #4 have either a detached or attached garage ranging in size from 483 to 725 square feet of building area. Comparable #2 has an attached garage with 483 square feet and a detached garage with 480 square feet with a combined garage area of 963 square feet. These properties have sites ranging in size from 10,450 to 30,800 square feet of land area and are located from approximately .14 to .97 of a mile from the subject property. Comparables #1 and #2 are located in the same neighborhood as the subject, along the same street as the subject, and within approximately .23 of a mile from the subject property. The sales occurred from July 2021 to July 2022 for prices ranging from \$710,000 to \$1,800,000 or from \$292.55 to \$485.57 per

² Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

square foot of living area, including land. The board of review submitted a map depicting the location of the subject property and the comparables

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 Board finds the best evidence of market value to be the comparable sales submitted by the board of review as these comparables are more similar to the subject in location, each being a lakefront property, than are the comparables submitted by the appellant. The comparables are relatively similar to the subject dwelling in age or effective age, although the subject dwelling is newer than each comparable, and features with the exception three have finished basement area while the subject has an unfinished basement and three have smaller garage building area than the subject. The dwellings do vary from the subject home in size, which would require appropriate adjustments to make them more equivalent to the subject property for dwelling size. Additionally, each of the board of review comparables has a significantly smaller site than the subject property suggesting each would require an upward adjustment for land area. Notwithstanding these differences, these comparables sold for prices ranging from \$710,000 to \$1,800,000 or from \$292.55 to \$485.57 per square foot of living area, including land. The two comparables located on the same street as the subject sold for prices of \$710,000 and \$1,100,000 or for \$322.87 and \$292.55 per square foot of living area, respectively. The subject's assessment reflects a market value of \$919,706 or \$312.61 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and bracketed by the two comparables located along the same street and within approximately .23 of a mile from the subject property. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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:

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

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

APPELLANT

Ronald Henderson, 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