



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

APPELLANT: Michael Richards
DOCKET NO.: 22-01999.001-R-1
PARCEL NO.: 03-11-403-009

The parties of record before the Property Tax Appeal Board are Michael Richards, 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: \$41,050
IMPR.: \$166,344
TOTAL: \$207,394

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 2-story dwelling of wood siding exterior construction with 3,563 square feet of living area. The dwelling was constructed in 2008. Features of the home include an unfinished basement, central air conditioning, one fireplace, a 441 square foot garage, a 1,000 square foot inground swimming pool and a 2,600 square foot concrete patio. The property has a 78,604 square foot site and is located in Zion, Newport 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 located from 1.19 miles to 1.27 miles from the subject property. The comparables have sites that range in size from 40,511 to 51,401 square feet of land area. The comparables are improved with 2-story dwellings that range in size from 2,869 to 3,456 square feet of living area that were built from 2002 to 2004. The appellant reported that each comparable has central air conditioning and one fireplace. The comparables sold from March 2021 to March 2022 for prices ranging from \$339,900 to \$361,000 or from

\$104.46 to \$122.03 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 \$207,394. The subject's assessment reflects a market value of \$623,554 or \$175.01 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for Lake County of 33.26% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review submitted a grid analysis of the appellant's comparables disclosing that each comparable has wood siding exterior construction, an unfinished basement and a garage ranging in size from 645 to 666 square feet of building area. Comparable #2 has a concrete patio.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales. The comparables are located from 2.98 miles to 3.29 miles from the subject property. The comparables have sites ranging in size from 42,690 to 102,290 square feet of land area. The comparables are improved with 1-story¹ or 2-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 3,296 to 3,748 square feet of living area that were built from 1993 to 2017. Each comparable has an unfinished basement, one of walk-out design, central air conditioning, either one or two fireplaces and a garage ranging in size from 827 to 1,327 square feet of building area. Comparable #1 has a concrete patio. The comparable sold from September 2020 to January 2022 for prices ranging from \$575,000 to \$625,000 or from \$153.42 to \$181.74 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 a total of seven comparable sales for the Board consideration. The Board has given less weight to appellant's comparables #2 and #3, due to their smaller dwelling size when compared to the subject. The Board gave reduced weight to board of review comparable #4 which sold less proximate in time to the January 1, 2022 assessment date than the other comparables in this record.

¹ Although board of review comparable #1 is described as a 1-story dwelling, the additional details report a ground floor area of 1,020 square feet with a total above-ground living area of 3,296 square feet, indicating this is a multi-story dwelling.

The Board finds the best evidence of market value to be the appellant's comparable #1 along with board of review comparables #1, #2 and #3. The Board finds that these comparables sold more proximate in time to the January 1, 2022 assessment date and are most similar to the subject in dwelling size and are relatively similar to the subject in age and location. However, each comparable has a smaller lot size, suggesting upward adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, these comparables sold from March 2021 to January 2022 for prices ranging from \$361,000 to \$599,000 or from \$104.46 to \$181.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$623,554 or \$175.01 per square foot of living area, including land, which falls within the range of the best comparable sales on a price per square foot basis but slightly above the range on an over market value. The subject's higher overall market value appears to be well supported given the subject's large lot size and superior features. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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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