



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

APPELLANT: Marcos Arnold
DOCKET NO.: 22-02029.001-R-1
PARCEL NO.: 08-20-214-020

The parties of record before the Property Tax Appeal Board are Marcos Arnold, 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: \$12,815
IMPR.: \$131,531
TOTAL: \$144,346

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 bi-level/raised ranch style dwelling of wood siding and brick exterior construction with 3,325 square feet of above ground living area. The dwelling was constructed in 2017. Features of the home include a lower level with 1,795 square of finished area, central air conditioning, 2½ bathrooms, and an attached garage with 513 square feet of building area. The property has a site with approximately 11,300 square feet of land area located in Waukegan, Waukegan 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 one-story dwellings of wood frame construction that range in size from 2,593 to 3,848 square feet of living area. The homes were built in 1957 or 1967. Comparables #1 and #2 have basements and central air conditioning. These properties have 2½ to 4 bathrooms and a garage ranging in size from 576 to

1,152 square feet of building area. Comparable #1 also has one fireplace. These properties have sites ranging in size 9,457 to 27,665 to square feet of land area and are located from approximately 1.22 to 1.74 miles from the subject property. The sales occurred from February to October 2021 for prices ranging from \$229,900 to \$369,000 or from \$85.18 to \$95.89 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$110,822.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$144,346. The subject's assessment reflects a market value of \$433,081 or \$130.25 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales improved with split-level or bi-level/raised ranch style dwellings of brick or wood siding exterior construction that range in size from 1,226 to 1,488 square feet of above ground living area. The homes were built from 1960 to 2007 with the oldest home having an effective construction date of 1979. Each comparable has a lower level with either 744 or 1,075 square feet of finished area, central air conditioning, and two bathrooms. Comparable #1 has one fireplace and comparables #1 and #3 have attached garages with 576 and 650 square feet of building area, respectively. These properties have sites ranging in size from 4,940 to 9,390 square feet of land area and are located from approximately .41 to 1.28 miles from the subject property. The sales occurred from May 2020 to August 2021 for prices ranging from \$160,000 to \$182,000 or from \$120.30 to \$147.61 per square foot of above ground living area, including land.

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 gives little weight to the appellant's comparables as these properties are improved with homes that appear to differ from the subject dwelling in style and are either 50 or 60 years older than the subject dwelling. The Board finds the comparables provided by the board of review are more similar to the subject in dwelling style but are substantially smaller than the subject dwelling, suggesting each would require significant upward adjustments for size to make them more equal to the subject property. The Board gives less weight to board of review comparable #1 as this property is improved with a home that is significantly older than the subject dwelling and the sale occurred in May 2020, not as proximate in time to the assessment date as the two remaining sales submitted by the board of review. The Board gives most weight to board of review comparable sales #2 and #3 finding that both are older than the subject dwelling and comparable #2 has no garage indicating that, in addition to size, the comparables would require upward adjustments to make them more equivalent to the subject for these features. These two properties sold in May and August 2021 for prices of \$182,000 and

\$160,000 or for \$147.61 and \$130.51 per square foot of above ground living area, including land, respectively. The subject's assessment reflects a market value of \$433,081 or \$130.25 per square foot of above ground living area, including land, which is above the total price of each comparable but appropriate given the subject dwelling's larger size in relation to these two properties, but below the price on a per square foot of living area basis of both comparables, which is supportive of the subject's assessment. Based on this limited record, the Board finds the assessment of the subject property 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:

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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