



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

APPELLANT: Tim White
DOCKET NO.: 22-02040.001-R-1
PARCEL NO.: 09-21-105-021

The parties of record before the Property Tax Appeal Board are Tim White, 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: \$9,682
IMPR.: \$57,518
TOTAL: \$67,200

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 vinyl siding exterior construction containing 2,200 square feet of living area. The dwelling was built in 1938 but has an effective construction date of 1975. Features of the property include a crawl space foundation, one bathroom, and a detached garage with 576 square feet of building area. The property has a site with approximately 4,420 square feet of land area located in Island Lake, Wauconda 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 approximately .05 to .22 of a mile from the subject with sites ranging in size from 4,417 to 9,823 square feet of land area. The comparables are improved with 1.5-story dwellings that range in size from 1,770 to 2,010 square feet of living area. The homes were built in 1938 and 1947 but have effective

construction dates ranging from 1972 to 1975. Each comparable has 1.5 bathrooms, central air conditioning, and one fireplace. Comparable #3 has a basement, and comparables #2 and #3 each have a garage with 600 and 514 square feet of building area, respectively. The sales occurred from March 2020 to June 2021 for prices ranging from \$120,000 to \$185,000 or from \$67.80 to \$99.09 per square foot of living area, including land. The appellant requested the total assessment be reduced to \$52,538.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$67,200. The subject's assessment reflects a market value of \$201,620 or \$91.65 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 four comparable sales with comparables #1 and #2 being the same properties as appellant's comparables #2 and #3, respectively. The comparables have sites ranging in size from 5,480 to 16,200 square feet of land area and are located from approximately .08 to .22 of a mile from the subject property with comparables #1 and #4 having the same assessment neighborhood code as the subject. The comparables are improved with 1.5-story or 2-story dwellings of vinyl siding or vinyl siding and brick exterior construction that range in size from 984 to 2,010 square feet of living area. The homes were built from 1938 to 1981 and have effective construction dates ranging from 1972 to 1988. Three comparables have a partial or full basement with one having finished area, and two comparables have one fireplace. Each comparable has 1.5 or 2 bathrooms, central air conditioning, and an attached or detached garage ranging in size from 384 to 600 square feet of building area. The sales occurred from July 2020 to October 2021 for prices ranging from \$179,000² to \$222,712 or from \$89.05 to \$188.01 per square foot of living area, including land.

The board of review submitted a copy of the Multiple Listing Service (MLS) listing sheet associated with appellant's comparable #1 describing the home as being sold "AS IS" that needs some TLC. The board of review also submitted a copy of the MLS listing sheet for appellant's comparable sale #2/board of review of review comparable #1 disclosing a sales price of \$179,000 and describing the sale as a foreclosure.

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

¹ 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.

² The board of review misquoted the sales price of comparable #1, which sold for a price of \$179,000 or \$89.05 per square foot of living area, including land, as per the Multiple Listing Service listing sheet submitted by the board of review.

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 five comparable sales submitted by the parties to support their respective positions with two comparables being common to the parties. The Board gives less weight to appellant's comparable sale #1 as this property sold in March 2020, not proximate in time to the assessment date and was reported to being in need of some care at the time of sale, calling into question the condition of the home. The Board gives little weight to board of review comparable #4 as this property is improved with a home that is significantly smaller than the subject dwelling. The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 as well as board of review comparable sales #1, #2, and #3, which includes the two common sales. These comparables are improved with homes that are from approximately 9% to 15% smaller than the subject dwelling suggesting upward adjustments for size would be appropriate to make the comparables more equivalent to the subject property. Conversely, each comparable has ½ or 1 more bathroom than the subject; two of the comparables have partial or full basements while the subject has a crawl space foundation, and two comparables have one fireplace while the subject has no fireplace, suggesting the comparables would require downward adjustments to make them more equivalent to the subject for these superior features. The Board further finds appellant's comparable #2/board of review comparable #1 sold out of foreclosure in July 2020, which indicates an upward adjustment may be needed for either the foreclosure nature of the sale or for time as the property sold approximately 18 months prior to the assessment date at issue. These three comparables sold for prices ranging from \$179,000 to \$222,712 or from \$89.05 to \$118.97 per square foot of living area, including land. The subject's assessment reflects a market value of \$201,620 or \$91.65 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence, after considering the suggest adjustments, 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: 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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