



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

APPELLANT: Allison Solway
DOCKET NO.: 22-02043.001-R-1
PARCEL NO.: 09-34-401-024

The parties of record before the Property Tax Appeal Board are Allison Solway, 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: \$31,690
IMPR.: \$139,376
TOTAL: \$171,066

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 contemporary style single-family dwelling of brick and wood siding exterior construction containing 3,902 square feet of living area. The dwelling was constructed in 1969. Features of the home include a full basement partially finished with a 537 square foot recreation room, central air conditioning, one fireplace, 3½ bathrooms, and an integral two-car garage in the lower level with 580 square feet of building area. The property has a site with approximately 47,950 square feet located in Lake Barrington, 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 improved with two-story dwellings of brick or wood siding and brick exterior construction that range in size from 3,354 to 3,922 square

feet of living area.¹ The homes were built from 1977 to 1995 with the oldest comparable having an effective construction date of 1988. Each home has a full basement partially finished with a recreation room that range in size from 782 to 1,608 square feet, central air conditioning, one or two fireplaces, two full bathrooms, one or two half-bathrooms, and an attached garage with either 552 or 759 square feet of building area. The comparables have sites ranging in size from 24,707 to 63,197 square feet of land area and are located from approximately .18 to .40 of a mile from the subject property. The sales occurred from March 2020 to November 2021 for prices ranging from \$350,000 to \$537,000 or from \$104.35 to \$143.20 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$126,152.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,066. The subject's assessment reflects a market value of \$513,249 or \$131.53 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

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, and will not be further described. Board of review comparables #3 and #4 are described as having a story height of "1". Comparable #3 is further described as having a ground floor living area of 1,088 square feet and an above ground living area of 1,988 square feet as well as having a lower level with 728 square feet of finished area, indicating the dwelling is multi-level. Comparable #4 is a ranch style home with 1,960 square feet of living area with a full basement partially finished with a 390 square foot recreation room. The homes are of wood siding or of brick and wood siding exterior construction and were built in 1970 and 1980, respectively, with both having an effective construction date of 1980. Each of these properties has central air conditioning, one fireplace, two or three full bathrooms, one or two half bathrooms, and an attached garage with 728 and 576 square feet of building area, respectively. Comparable #4 also has a four-sided enclosed metal pole building. The comparables have sites with 44,070 and 233,920 square feet of land area, respectively. Comparable #3 is located approximately .38 of a mile from the subject and comparable #4 is located approximately 1.20 miles from the subject. These two properties sold in August 2022 and September 2021 for prices of \$565,000 and \$595,000 or for \$284.21 and \$303.57 per square foot of living area, including land, respectively.

The board of review also submitted a copy of the September 15, 2022, Multiple Listing Service (MLS) listing sheet for the subject property with an asking price of \$639,900. The property was on the market for 54 days and the listing was taken off the market on November 7, 2022. The board of review also submitted a copy of the MLS listing sheet for appellant's comparable #1 disclosing the property was sold "as is".

¹ The descriptive information was derived from the appellant's grid as well as the grid analysis of the appellant's comparables prepared by the board of review.

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.

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 five comparable sales submitted by the parties to support their respective positions with two comparables being common to the parties. The Board gives little weight to board of review comparables #3 and #4 due to differences from the subject property in style, dwelling size, and/or differences from the subject in land area. The Board finds the best evidence of market value to be the appellant's comparable sales and board of review comparables #1 and #2, which includes the two common sales submitted by the parties. The comparables are relatively similar to the subject in style but are superior to the subject in age or effective age indicating that downward adjustments to the comparables for age may be appropriate. The Board further finds that appellant's comparables #1 and #3/board of review comparable #2 sold in March and August 2020, approximately 21 months and 16 months prior to the assessment date at issue, respectively, suggesting that upward adjustments for time may be appropriate. These three comparables sold for prices ranging from \$350,000 to \$537,000 or from \$104.35 to \$143.20 per square foot of living area, including land. The two common comparables submitted by the parties are most similar to the subject in dwelling size with 3,922 and 3,750 square feet of living area, respectively. These two properties sold in November 2021 and August 2020 for prices of \$500,000 and \$537,000 or for \$127.49 and \$143.20 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$513,249 or \$131.53 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 sales most similar to the subject in dwelling size.

The Board gives little weigh to the listing of the subject property as the property did not actually sell; however, the listing price of \$639,000 tends to undermine the appellant's argument that the property is overvalued for assessment purposes.

Based on this evidence 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: 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

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