



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

APPELLANT: Sean Price
DOCKET NO.: 22-02390.001-R-1
PARCEL NO.: 16-35-102-029

The parties of record before the Property Tax Appeal Board are Sean Price, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. in Chicago; 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: \$54,236
IMPR.: \$69,892
TOTAL: \$124,128

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 a tri-level dwelling of brick and frame exterior construction with 2,049 square feet of living area. The dwelling was constructed in 1955. Features of the home include a finished lower level, central air conditioning, and a two-car garage. The property has a 22,434 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$360,000 as of January 1, 2021. The appraisal was prepared by Agnieszka Jurowska, a Certified Residential Real Estate Appraiser. The purpose of the appraisal was to develop an opinion of market value for a property tax appeal.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value by analyzing four comparable sales located within .92 of a mile of the subject. The comparables are improved with split-level dwellings that range in size from 1,878 to 2,682 square feet of living area. The dwellings are 55 to 60 years old. Each dwelling has central air conditioning and a two-car garage. Three comparables have finished lower levels. The sites range in size from 8,954 to 21,829 square feet of land area. The sales occurred from January 2019 to November 2020 for prices ranging from \$360,000 to \$453,000 or from \$139.82 to \$210.33 per square foot of living area, including land. Adjustments were applied for differences between the comparables and the subject property for view, bathroom count, dwelling size, lower level finish, and other features to arrive at adjusted prices ranging from \$344,700 to \$366,100. Based on this data, the appraiser arrived at a market value of \$360,000 or \$175.70 per square foot of living area, including land, as of January 1, 2021.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,128. The subject's assessment reflects a market value of \$372,421 or \$181.76 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted a memorandum stating that the subject's assessment was lowered by the board of review for the 2021 tax year based on the appraisal submitted in this appeal and that the assessment is equivalent to the appraised value with the application of a 2022 township equalization factor of 1.0345. The board of review also submitted an exemption history report, noting that the subject is owner-occupied. 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 appellant submitted an appraisal and the board of review submitted a memorandum to support their respective positions before the Property Tax Appeal Board. The Board gives little weight to the appraisal submitted by the appellant, which has an effective date of January 1, 2021, remote in time to the January 1, 2022 valuation date at issue in this appeal, and which relies on sales occurring in 2019 and 2020.

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

The board of review contends, and the appellant has not refuted, that the board of review reduced the subject's assessment to \$119,988 for the 2021 tax year to reflect the appraised value. The Board finds section 16-80 of the Property Tax Code provides:

In any county with fewer than 3,000,000 inhabitants, if the board of review lowers the assessment of a particular parcel on which a residence occupied by the owner is situated, the reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless the taxpayer, county assessor, or other interested party can show substantial cause why the reduced assessment should not remain in effect, or unless the decision of the board is reversed or modified upon review.
(35 ILCS 200/16-80).

The Board finds the subject is an owner-occupied dwelling, that 2021 and 2022 are in the same general assessment period, and that an equalization factor of 1.0345 was applied in Moraine Township in 2022. The Board also finds that the appellant did not show substantial cause why the assessment should not remain in effect, subject to equalization. Based on this evidence, the Board finds 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

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