



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

APPELLANT: Sandra Larrue
DOCKET NO.: 23-00405.001-R-2
PARCEL NO.: 16-05-303-001

The parties of record before the Property Tax Appeal Board are Sandra Larrue, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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: \$135,407
IMPR.: \$318,885
TOTAL: \$454,292

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 2023 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 1.75-story dwelling of brick exterior construction with 5,829 square feet of living area. The dwelling was constructed in 1989, is approximately 34 years old, and has a reported effective age of 1997. Features of the home include a basement with finished area, central air conditioning, three fireplaces, and a 1,176 square foot garage. The property has an approximately 72,745 square foot site and is located in Lake Forest, West Deerfield 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 sale located within 0.50 of a mile from the subject. The parcels range in size from 54,450 to 65,340 square feet of land area and are improved with 2-story or 2.5-story homes of brick exterior construction ranging in size from 5,090 to 6,819 square feet of living area. The dwellings were built from 1990 to 2007. Each

home has a basement with finished area, central air conditioning, three to five fireplaces, and a garage ranging in size from 726 to 852 square feet of building area. The comparables sold from January 2021 to April 2022 for prices ranging from \$806,400 to \$1,200,000 or from \$158.43 to \$214.30 per square foot of living area, land included. The appellant submitted a map depicting the subject in the middle of a subdivision bounded on two sides by “major” roads. 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 \$454,292. The subject's assessment reflects a market value of \$1,363,012 or \$233.83 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 located within 0.53 of a mile from the subject. Comparable #3 is the same sale as the appellant’s comparable #1. The parcels range in size from 54,450 to 60,548 square feet of land area and are improved with 1-story to 2.5-story homes of brick exterior construction ranging in size from 4,256 to 7,079 square feet of living area. The dwellings range in age from 22 to 35 years old. Each home has a basement with finished area, central air conditioning, and two to five fireplaces. Three comparables each have a garage ranging in size from 736 to 864 square feet of building area. Comparables #1 and #2 each have an inground swimming pool. The comparables sold from January to September 2022 for prices ranging from \$1,100,000 to \$1,800,000 or from \$214.30 to \$268.83 per square foot of living area, including land.

The board of review noted the subject has the largest site and largest garage of both parties’ comparables and noted the appellant’s comparables #2 and #3 are older sales. 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.Adm.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.Adm.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.

As an initial matter, the Board finds the appellant did not demonstrate that the subject’s location is inferior to the comparables in this record. Although the appellant noted the subject’s subdivision is bounded on two sides by busy roads, the appellant did not identify the location of the subject and the comparables in relation to these roads or present a map from which proximity to these busy roads could be discerned.

¹ Section 1910.50(c)(1) of the Board’s procedural rules 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. Adm. 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 2023.

The record contains a total of six comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3, which sold less proximate in time to the assessment date than the other sales in this record. The Board gives less weight to the board of review's comparables #1 and #4, due to substantial differences from the subject in design or dwelling size.

The Board finds the best evidence of market value to be the appellant's comparable #1/board of review's comparable #3 and the board of review's comparable #2, which sold more proximate in time to the assessment date and are more similar to the subject in design, dwelling size, age, location, and most features, although these comparables have smaller sites than the subject and are smaller homes than the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. One comparable has an inground swimming pool unlike the subject, suggesting a downward adjustment to this comparable would be needed to make it more equivalent to the subject.

These two most similar comparables sold for prices of \$1,100,000 and \$1,392,000 or \$214.30 and \$268.83 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,363,012 or \$233.83 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. Based on this evidence, and after considering appropriate adjustments to the best comparables for differences from the subject, 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: _____

October 15, 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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