



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

APPELLANT: William Boyle
DOCKET NO.: 23-00565.001-R-1
PARCEL NO.: 16-03-402-023

The parties of record before the Property Tax Appeal Board are William Boyle, 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: \$178,597
IMPR.: \$359,746
TOTAL: \$538,343

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 two-story dwelling of brick exterior construction with 5,754 square feet of living area. The dwelling was constructed in 1982 with a reported effective age of 1995. Features of the home include a basement with 1,368 square feet of finished area, central air conditioning, four fireplaces and a 567 square foot garage. The property has a 65,230 square foot or 1.5-acre site and is located in Lake Forest, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located in the same assessment neighborhood as the subject and within .59 of a mile from the subject. The parcels range in size from 38,700 to 47,790 square feet or from .89 to 1.10-acres of land area and are each improved with a two-story dwelling of brick exterior construction which were built from 1969 to 1987 with reported effective ages for each dwelling of 1976, 1993, 1999 and 2001, respectively. The

homes range in size from 5,413 to 6,189 square feet of living area. Each dwelling has a basement, three of which have finished area ranging in size from 1,496 to 2,594 square feet. Features include central air conditioning, two or three fireplaces and a garage ranging in size from 884 to 1,014 square feet of building area. The comparables sold from March 2020 to May 2023 for prices ranging from \$1,172,500 to \$1,439,000 or from \$204.52 to \$232.51 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced total assessment of \$470,853, for an estimated market value of \$1,412,700 or \$245.52 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$538,343. The subject's assessment reflects a market value of \$1,615,191 or \$280.71 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

The board of review included an aerial map with notations that the subject is located at the end of a cul-de-sac "adjacent to City of Lake Forest Open Lands and just on site from Lake Michigan." The submission stated that the open lands "provide easy access to the Lake." As displayed on another aerial map, the board of review asserted that the appellant's four comparables are located away from Lake Michigan. In addition, a summary document of recent building permits obtained related to a 2020 remodeling of the subject were submitted.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales, one of which is located in the same assessment neighborhood as the subject. The comparables are from .52 to .68 of a mile from the subject. The parcels range in size from 32,967 to 62,120 square feet or from .76 to 1.43-acres of land area. The parcels are each improved with either a 1.5-story, a 2-story or a 2.5-story dwelling of frame or brick exterior construction which were built from 1943 to 1988. The homes range in size from 4,556 to 6,447 square feet of living area. Each dwelling has a basement with finished area ranging in size from 662 to 2,596 square feet. Features include central air conditioning, two to four fireplaces and a garage ranging in size from 396 to 812 square feet of building area. The comparables sold from July 2021 to May 2023 for prices ranging from \$1,425,000 to \$2,127,000 or from \$286.14 to \$460.93 per square foot of living area, including land. 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.

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 Sec. 1910.50(c)(1). Prior to the issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2023.

The Property Tax Appeal Board finds that the parties presented a total of eight sales of properties, none of which are particularly similar to the subject in land size and/or age, but which present varying degrees of similarity in dwelling size, finished basement area and some other features. Having thoroughly analyzed the data, the Board has given reduced weight to appellant's comparables #2 and #3 as well as board of review comparables #1, #2 and #4, each of which have significantly more or less finished basement area than the subject's 1,368 square feet of basement finish.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #4 as well as board of review comparable sale #3 which present varying degrees of similarity to the subject in dwelling size and several features. Adjustments to these best comparables are necessary to make the properties more equivalent to the subject. The Board finds that these most similar comparables sold for prices ranging from \$1,172,500 to \$1,425,000 or from \$215.21 to \$286.14 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,615,191 or \$280.71 per square foot of living area, including land, which is above the range established by the best comparable sales in this record in terms of overall value and within the range on a per-square-foot of living area basis which the Board finds to be logical given that the subject with more land area and a larger dwelling size than each of the best comparables would be expected to have a higher overall value. Based on this evidence and after considering appropriate adjustments to the best sales 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: _____

August 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

William Boyle, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085