



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

APPELLANT: Benjamin Thompson
DOCKET NO.: 23-00655.001-R-1
PARCEL NO.: 06-18-112-026

The parties of record before the Property Tax Appeal Board are Benjamin Thompson, 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 **A Reduction** 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: \$18,842
IMPR.: \$115,618
TOTAL: \$134,460

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 is improved with a two-story dwelling of vinyl siding exterior construction with 3,057 square feet of living area. The dwelling was constructed in 1997 and is approximately 26 years old. Features of the property include a full unfinished basement, central air conditioning, one fireplace, 2½ bathrooms, and a detached garage with 1,040 square feet of building area. The property has a 15,599 square foot site located in Round Lake, Avon 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 that have either 2,728 or 3,168 square feet of living area. The homes range in age from 22 to 51 years old. Each property has an unfinished basement, central air conditioning, 2½ or 3 bathrooms, and a garage ranging in size from 420 to 576 square feet of building area.

Comparables #2 and #3 each have one fireplace. These properties have sites ranging in size from approximately 8,329 to 10,903 square feet of land area and are located from approximately .83 to 3.16 miles from the subject property. The sales occurred from April 2022 to February 2023 for prices ranging from \$270,000 to \$375,000 or from \$98.97 to \$128.30 per square foot of living area, land included. The appellant requested the subject's total assessment be reduced to \$128,381.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$165,042. The subject's assessment reflects a market value of \$495,176 or \$161.98 per square foot of living area, land included, when using the statutory level of assessment.¹

In support of its contention of the correct assessment the board of review submitted information on two comparable sales improved with a 2-story dwelling and a 1.5-story dwelling with 1,344 and 2,959 square feet of living area, and are 35 and 72 years old, respectively. Each home has a basement with finished area, central air conditioning, 3 or 3½ bathrooms, and a garage with 528 or 676 square feet of building area. Comparable #2 also has two fireplaces. The comparables have 6,172 and 37,287 square feet of land area, respectively. The comparables are located within .43 of a mile from the subject and have the same assessment neighborhood code as the subject property. The comparables sold in November 2022 and January 2020 for prices of \$475,000 and \$451,000 or \$353.42 and \$152.42 per square foot of living area, including land, respectively.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted information on five comparable sales to support their respective positions. The Board gives less weight to appellant's comparable #1 due to differences from the subject dwelling in size. The Board gives less weight to board of review comparable sale #2 as the transaction occurred approximately three years prior to the assessment date at issue. The Board gives most weight to the appellant's comparable sales as these properties are relatively similar to the subject dwelling in size, age and most features as well as selling proximate in time to the assessment date at issue. Each comparable has a smaller garage than the subject indicating that each would require an upward adjustment to make them more equivalent to the subject property for this feature. The appellant's comparables sold for prices ranging from \$270,000 to \$375,000 or from \$98.97 to \$128.30 per square foot of living area, land included. The subject's assessment

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 2023.

reflects a market value of \$495,176 or \$161.98 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is 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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