



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

APPELLANT: Benjamin Knudson
DOCKET NO.: 23-00872.001-R-1
PARCEL NO.: 11-10-401-002

The parties of record before the Property Tax Appeal Board are Benjamin Knudson, 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: \$54,877
IMPR.: \$126,469
TOTAL: \$181,346

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 2-story dwelling of frame with brick exterior construction with 3,037 square feet of living area. The dwelling was constructed in 1957 and is approximately 67 years old with an effective age of 1977 or 43 years old. Features of the home include a concrete slab foundation, central air conditioning and a 628 square foot garage. The property has a 19,587 square foot site and is located in Libertyville, Libertyville 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 located from 0.13 of a mile to 1.89 miles from the subject property. The parcels range in size from 10,149 to 61,425 square feet of land area and are improved with 2-story dwellings of frame exterior construction ranging in size from 2,535 to 2,880 square feet of living area. The dwellings were built from 1955 to 1984 with comparable #2 having a 1998 effective age. Each comparable was reported to lack a basement.

Features include central air conditioning and from a 360 to an 816 square foot garage. Two comparables each have a fireplace. The appellant provided a printout of the MLS listing that disclosed comparable #2 was rehabbed in 2017. The comparables sold from May to November 2021 for prices ranging from \$360,000 to \$440,000 or from \$137.61 to \$152.78 per square foot of living area, including land. 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 \$181,346. The subject's assessment reflects a market value of \$544,092 or \$179.15 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 information on four comparable sales located within 0.36 of a mile from the subject property. The parcels range in size from 19,976 to 24,971 square feet of land area and are improved with 2-story dwellings of frame or brick and frame exterior construction ranging in size from 2,108 to 2,890 square feet of living area. The dwellings were built from 1966 to 1973. Each dwelling has a basement, central air conditioning and from a 450 to a 621 square foot garage. Three comparables each have a fireplace. The comparables sold from June 2021 to October 2022 for prices of \$439,000 to \$529,000 or from \$183.04 to \$222.47 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.

The record contains seven comparables sales for the Board's consideration. The Board finds neither party presented comparables that are truly similar to the subject due to significant differences in location, site size, dwelling size, foundation type, and/or remote sale dates that occurred in 2021, less proximate in time to the January 1, 2023 assessment date at issue. Nevertheless, the comparables sold from May 2021 to October 2022 for prices of \$360,000 to \$529,000 or from \$137.61 to \$222.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$544,092 or \$179.15 per square foot of living area, including land, which falls above the range on an overall value basis and within the range on a per-square-foot value basis. After considering the varying adjustments to the comparables for differences from the subject property, including but not limited to location, site size, dwelling

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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

size and/or other features, the Board finds the appellant did not prove by a preponderance of the evidence that subject's estimated market value as reflected by its assessment is excessive 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: _____

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

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

APPELLANT

Benjamin Knudson, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 3
Hawthorn Woods, IL 60047

COUNTY

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