



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

APPELLANT: Joanne Bruton
DOCKET NO.: 23-01539.001-R-1
PARCEL NO.: 16-27-106-002

The parties of record before the Property Tax Appeal Board are Joanne Bruton, 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: \$51,857
IMPR.: \$83,064
TOTAL: \$134,921

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 1.5-story dwelling of wood siding exterior construction with 1,403 square feet of living area. The dwelling was constructed in 1952 and is approximately 71 years old. Features of the home include a full basement with finished area, central air conditioning, a fireplace and a 220 square foot garage. The property has a 9,676 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 a brief along with information on three comparable sales located within .93 of a mile from the subject and where only comparable #1 is within the subject's neighborhood code. The parcels range in size from 7,501 to 8,451 square feet of land area which are each improved with a 1.5-story dwelling ranging in age from 73 to 77 years old. The homes range in size from 1,238 to 1,650 square feet of living area. Each comparable has a basement, two of

which have finished area, central air conditioning, a fireplace and a garage of either 264 or 400 square feet of building area. In the brief, the appellant contends that comparables #1 and #2 have larger dwellings than the subject. The comparables sold from September 2021 to July 2023 for prices ranging from \$312,000 to \$362,500 or from \$200.00 to \$252.02 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$134,921. The subject's assessment reflects a market value of \$404,803 or \$288.53 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 three comparable sales located within .38 of a mile from the subject and where none of the properties are located in the same neighborhood code as the subject. The parcels contain either 7,081 or 7,300 square feet of land area and are each improved with a one-story dwelling of brick exterior construction. The homes are each 70 years old and range in size from 1,290 to 1,660 square feet of living area. The comparables have full basements with finished area, central air conditioning, and two comparables each have one fireplace. Two comparables each have a garage of 441 and 528 square feet of building area. The comparables sold from April 2022 to May 2023 for prices ranging from \$400,000 to \$480,000 or from \$277.01 to \$333.33 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 parties submitted a total of six suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #3, as these properties sold in 2021, dates more remote in time to the lien date of January 1, 2023 and thus less likely to be indicative of the subject's market value, despite that these dwellings are similar in design/story height and age for the subject 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 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 Board finds on this limited record the best evidence of market value to be appellant's comparable sale #2, despite that it is .93 of a mile from the subject along with the board of review comparable sales which are each more proximate to the subject but differ in design/story height when compared to the subject dwelling. Both appellant's comparable #2 and board of review comparable #1 are larger than the subject dwelling suggesting downward adjustments would be necessary to make these homes more similar to the subject. In addition, board of review comparable #2 lacks a garage, which is a feature of the subject, suggesting an upward adjustment would be necessary, and board of review comparable #3 lacks a fireplace, which is a feature of the subject, indicating an upward adjustment would be necessary as well. These four most similar comparables sold from April 2022 to July 2023 for prices ranging from \$362,500 to \$480,000 or from \$223.77 to \$333.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$404,803 or \$288.53 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis.

Based on this evidence and after considering appropriate adjustments to the best comparables to make them more equivalent to the subject property, 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: _____

November 19, 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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