



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

APPELLANT: Richard Ryder
DOCKET NO.: 23-01628.001-R-1
PARCEL NO.: 16-36-122-003

The parties of record before the Property Tax Appeal Board are Richard Ryder, 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: \$63,630
IMPR.: \$119,295
TOTAL: \$182,925

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 one-story dwelling of brick exterior construction containing 1,619 square feet of living area. The dwelling was constructed in 1951 and is approximately 72 years old. Features of the home include a full basement that is partially finished, central air conditioning, one fireplace, two bathrooms, and an attached garage with 286 square feet of building area. The property has a 7,802 square foot site 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 information on three comparable sales improved with one-story dwellings that range in size from 1,408 to 1,898 square feet of living area. The dwellings range in age from 65 to 75 years old. Each comparable has a basement with two having finished basement area, central air conditioning, one fireplace, one to three bathrooms, and a garage ranging in size from

264 to 720 square feet of building area.¹ These properties have sites ranging in size from 5,232 to 10,406 square feet of land area. The comparables are located from approximately .12 to .66 of a mile from the subject with comparable #3 having the same assessment neighborhood code as the subject property. The sales occurred in July 2022 or June 2023 for prices ranging from \$399,000 to \$650,000 or from \$283.38 to \$345.91 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$174,835.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$182,925. The subject's assessment reflects a market value of \$548,830 or \$338.99 per square foot of living area, land included, when using the statutory level of assessment of 33 1/3%.²

In support of its contention of the correct assessment the board of review submitted information on two comparable sales improved with one-story dwellings of brick exterior construction that have 1,590 and 1,218 square feet of living area and are 64 and 74 years old, respectively. Each comparable has a basement with finished area, central air conditioning, one fireplace, 1½ bathrooms, and a garage with 264 and 252 square feet of building area, respectively. These properties have 5,231 and 5,195 square feet of land area, respectively. Each property has the same assessment neighborhood code as the subject and are located within .12 of a mile from the subject property. The sales occurred in June 2023 and November 2022 for prices of \$550,000 and \$427,000 or \$345.91 and \$350.57 per square foot of living area, including land, respectively. Board of review comparable #1 is the same property as appellant's comparable #3.

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 information on four comparable sales to support their respective positions with one comparable sale being a duplicate. These comparables have varying degrees of similarity to the subject in location, age, style, and features. The comparables sold for prices ranging from \$399,000 to \$650,000 or from \$283.38 to \$350.57 per square foot of living area, including land. The two comparables most similar to the subject in location include appellant's comparable #3/board of review comparable #1 and board of review comparable #2. These two properties sold for prices of \$550,000 and \$427,000 or \$345.91 and \$350.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$548,830 or

¹ The appellant provided copies of the Multiple Listing Service (MLS) listing sheets for comparables #1 and #3 disclosing each property has a basement with finished area and the homes were rehabbed in 1995 and 2014, respectively.

² 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 §1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2023.

\$338.99 per square foot of living area, including land, which is within the range established by the sales in this record and is well supported by the two sales most similar to the subject in location. Based on this evidence the Board finds the subject's assessment is reflective of the property's fair cash value 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: _____

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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