



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

APPELLANT: Skip Navar
DOCKET NO.: 23-01783.001-R-1
PARCEL NO.: 14-28-204-006

The parties of record before the Property Tax Appeal Board are Skip Navar, 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: \$42,336
IMPR.: \$177,906
TOTAL: \$220,242

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.

Preliminary Matter

This appeal was filed on January 30, 2024 by counsel using the Board's Electronic Filing Portal (EFP) (86 Ill.Admin.Code Sec. 1910.33, effective January 27, 2023). Pursuant to Standing Order #2 issued by the Board on February 14, 2023, the appellant's three additional comparables set forth on additional pages, other than the electronic form Sec. V grid analysis, have been "give[n] . . . zero weight" in this decision and will not be discussed further herein. (See also, 86 Ill.Admin.Code §1910.80)

Findings of Fact

The subject property consists of a two-story dwelling of brick and frame exterior construction with 3,801 square feet of living area. The dwelling was constructed in 1988. Features of the home include an unfinished basement, central air conditioning, a fireplace, an 893 square foot

garage, a 1,716 square foot pool enclosure with a 640 square foot inground swimming pool.¹ The property has a 43,610 square foot site and is located in Kildeer, Elia Township, Lake County.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on nine equity comparables² that are located in the same neighborhood code as the subject and within .30 of a mile from the subject. The comparables consist of two-story dwellings of brick, frame or brick and frame exterior construction. The homes were built from 1980 to 1990, and the dwellings range in size from 3,639 to 3,898 square feet of living area. The comparables have unfinished basements, two of which are walkout style, central air conditioning, from one to three fireplaces, and a garage ranging in size from 616 to 1,005 square feet of building area. Comparable #6 has a 756 square foot inground swimming pool. The comparables have improvement assessments ranging from \$149,325 to \$174,631 or from \$40.04 to \$44.96 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$165,629 or \$43.58 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$220,242. The subject property has an improvement assessment of \$177,906 or \$46.81 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that are located in the same neighborhood code as the subject and within .35 of a mile from the subject. The comparables consist of two-story dwellings of brick or brick and frame exterior construction. The homes were built from 1989 to 2000 and range in size from 3,326 to 4,000 square feet of living area. Features include unfinished basements, central air conditioning, one to three fireplaces, and a garage ranging in size from 748 to 850 square feet of building area. Comparable #3 has a 576 square foot inground swimming pool.³ The comparables have improvement assessments ranging from \$152,838 to \$181,804 or from \$45.45 to \$46.77 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

¹ The Board finds the best description of the subject property was provided in the printout of the property information sheet provided by the board of review, which was not refuted by the appellant in rebuttal.

² Some of the additional features of the appellant's comparables were drawn from the additional grid analyses provided by the appellant.

³ The board of review's sketches of the comparables disclosed comparable #9 has an inground swimming pool, which was not included in the board of review's grid analysis.

The parties submitted a total of thirteen suggested equity comparables for the Board's consideration. The Board has given reduced weight to the appellant's comparables #1 through #4 and #6 through #9 along with board of review comparables #1, #2 and #4 which lack an inground swimming pool which is a feature of the subject. Additionally, board of review comparables #1 and #2 are less similar to the subject in age or dwelling size.

The Board finds the best evidence of assessment equity to be the appellant's comparable #5 and board of review comparable #3. These comparables are similar to the subject in location, age, dwelling size, and have an inground swimming pool, like the subject. However, these comparables still require varying adjustments for differences in features to make them more equivalent to the subject, such as lack of a pool enclosure, which is a feature of the subject. These two comparables have improvement assessments of \$163,155 and \$171,300 or for \$44.59 and \$45.87 per square foot of living area. The subject's improvement assessment of \$177,906 or \$46.81 per square foot of living area falls above the two best comparables in the record. However, the Board finds the subject's higher assessment is reasonable given the subject's additional pool enclosure relative to these two comparables. Based on this evidence and after considering adjustments to the two best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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

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