



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

APPELLANT: Kathryn Tougeron
DOCKET NO.: 23-01786.001-R-1
PARCEL NO.: 14-30-202-004

The parties of record before the Property Tax Appeal Board are Kathryn Tougeron, 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: \$42,051
IMPR.: \$155,959
TOTAL: \$198,010

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 2024 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 exterior construction with 3,608 square feet of living area.¹ The dwelling was constructed in 1988. Features of the home include an unfinished basement, central air conditioning, one fireplace, a garage with 744 square feet of building area, and a shed. The property has a site with approximately 43,283 feet of land area and is located in Deer Park, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on nine suggested equity

¹ The Board finds the best description of the subject property was provided in the property information sheet provided by the board of review depicting the dwelling has a 3,608 square feet of living area, which was not refuted by the appellant in rebuttal. The appellant reported in the grid analysis that the subject dwelling contained 3,162 square feet of living area without any supporting documentation.

comparables² located in the same assessment neighborhood code as the subject and within .37 of a mile from the subject. The appellant reported that the comparables are improved with 2-story dwellings of brick or frame exterior construction that range in size from 3,007 to 3,281 square feet of living area. The dwellings were built from 1969 to 1989. Eight comparables each have an unfinished basement, two of which have a walkout or lookout style. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 545 to 1,164 square feet of building area. The comparables have improvement assessments that range from \$123,454 to \$153,491 or from \$38.22 to \$50.81 per square foot of living area. Comparables #3, #4 and #9 each have a shed and comparable #5 has an inground swimming pool. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$147,760 or \$40.95 per square foot of living area based on a dwelling size of 3,608 square feet.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$198,010. The subject property has an improvement assessment of \$155,959 or \$43.23 per square foot of living area, when using 3,608 square feet of living area.

In support of its contention of the correct assessment the board of review submitted information on five suggested equity comparables located in the same assessment neighborhood code as the subject and within .30 of a mile from the subject. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 3,323 to 3,967 square feet of living area. The dwellings were built in 1986 or 1988. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 609 to 805 square feet of building area. The comparables have improvement assessments ranging from \$150,494 to \$177,876 or from \$43.92 to \$45.47 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.

The Board finds the parties submitted a total of fourteen comparable properties for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparable #4 which are less similar to the subject in dwelling size, age, foundation type and/or other features than the other comparables in the record. Moreover, appellant's comparable #5 has an inground swimming pool, which is not a feature of the subject.

The Board finds the best evidence of assessment equity to be the board of review's comparables #1, #2, #3 and #5 which are most similar to the subject in location, design, dwelling size, age and features. These comparables have improvement assessments ranging from \$150,494 to \$166,448 or

² Some of the features of the appellant's comparables that are not found in the Section V grid analyses of the appellant's appeal petition were drawn from the additional grid analyses provided by the appellant.

from \$43.92 to \$45.47 per square foot of living area. The subject's improvement assessment of \$155,959 or \$43.23 per square foot of living area, which falls within the range of the best comparables in the record. Based on this record, and after considering adjustments to the comparables for differences when compared to 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 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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