



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

APPELLANT: Todd Williams
DOCKET NO.: 23-01968.001-R-1
PARCEL NO.: 14-32-401-028

The parties of record before the Property Tax Appeal Board are Todd Williams, 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: \$51,548
IMPR.: \$202,864
TOTAL: \$254,412

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 two-story dwelling of brick with frame exterior construction with 3,734 square feet of living area. The dwelling was constructed in 1978 making the dwelling 45 years old. Features of the home include an unfinished basement, 3½ bathrooms, central air conditioning, a fireplace, and an 825 square foot garage. The property has an approximately 50,328 square foot or a 1.24-acre site and is located in Deer Park, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a Desktop Valuation w/Inspection appraisal report prepared by Daniel Williams, an Illinois licensed appraiser, for purposes of estimating market value for Citizens Bank. Using the sales comparison approach to value, Williams estimated the subject property had a fee simple market value of \$725,000 as of August 11, 2023.

As to the subject dwelling, Williams performed an exterior inspection. He noted the property backs up to a local lake and appears to have favor lake views. (Appraisal, p. 3)

Under the sales comparison approach, the appraiser analyzed three sales of properties located in either Deer Park or Barrington. Comparables #1 and #2 have lake front locations whereas comparable #3 lacks any known favorable views and is located on the corner of a busy road. (Appraisal, p. 3) The comparable parcels range in size from .51 to 3.03 acres of land area which were each improved with single-family residential dwellings. The homes were built from 1987 to 2014 making them from 9 to 36 years old. The comparables range in size from 2,946 to 3,816 square feet of living area. Each comparable has a basement, one of which is a walkout-style, 3 or 3½ bathrooms, and a three-car garage. The comparables sold from November 2021 to March 2023 for prices ranging from \$645,000 to \$760,000 or from \$169.03 to \$257.98 per square foot of living area, including land.

As part of the appraisal, Williams set forth adjustments on page 2 of the report and explained the bases for adjustments on page 3. An upward adjustment was applied to sale #1 for its date of sale in 2021. Site size adjustments were applied to each comparable and a view adjustment was applied to comparable #3. Adjustments were also applied for condition for comparables #1 and #3, bathroom count for comparable #3 and dwelling size for comparable #2. Comparable #3 was given an upward adjustment for being on a busy road. Through this process, the report depicted adjusted sales prices for the comparables ranging from \$716,500 to \$736,500, including land. While each comparable was considered, Williams reported “a lean towards Sales 1 and 2, which are lake front properties, like the subject.” Based on this data and analysis using the sales comparison approach, Williams estimated the subject's market value as of August 11, 2023, to be \$725,000 or \$194.16 per square foot of living area, including land.

Based on the foregoing evidence, the appellant requested a total reduced assessment of \$241,628 which would reflect a market value of approximately \$724,956 or \$194.15 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$254,412. The subject's assessment reflects a market value of \$763,312 or \$204.42 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 seven comparable sales located in the same assessment neighborhood code as the subject and from .32 to .66 of a mile from the subject. The parcels range in size from 42,263 to 70,266 square feet of land area and each is improved with a two-story dwelling of frame exterior construction. The homes were built from 1981 to 2000 making them 23 to 42 years old and range in size from 3,244 to 3,747 square feet of living area. Each comparable has an unfinished basement, 3 full bathrooms and 1 or 2 half-baths, central air conditioning, one to three fireplaces

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.

and a garage ranging in size from 637 to 1,001 square feet of building area. The comparables sold from April 2022 to August 2023 for prices ranging from \$735,000 to \$940,000 or from \$211.02 to \$254.32 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 appellant submitted an appraisal of the subject property prepared for a bank with an opinion of market value as of August 11, 2023 for the Board's consideration using sales from 2021, 2022 and 2023 in the communities of Deer Park and Barrington. The board of review submitted seven suggested raw sales that sold in 2022 and 2023, dates more proximate to the lien date at issue herein of January 1, 2023 where each of the comparable properties were located in the subject's assessment neighborhood code and within .66 of a mile from the subject. Therefore, the Board has given reduced weight to the appellant's appraisal evidence given the purpose of the appraisal, the dated nature of the sales used to arrive at a value opinion for purposes of this appeal and the location of the comparables when comparables closer to the subject were available. The Board has also given reduced weight to board of review sale #1, due its smaller dwelling size when compared to the subject and to board of review comparable #7, due to its age of 23 years old, as compared to the subject that is 45 years old.

The Board finds the best evidence of market value to be the board of review comparable sales #2 through #6 which are similar to the subject in location, design and dwelling size with varying degrees of similarity in age and garage size. The Board finds that four of the five best comparable sales in the record are newer dwellings when compared to the subject which would be expected to have less depreciation than the subject and potentially higher values. The differences between the comparables and the subject like age and garage size necessitate various adjustments to the comparables to make them more equivalent to the subject property. These five board of review comparables sold for prices ranging from \$825,000 to \$940,000 or from \$243.28 to \$251.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$763,312 or \$204.42 per square foot of living area, including land, which is below the range established by the best comparable sales in the record both in terms of overall market value and on a per-square-foot of living area basis, including land.

Therefore, based on this evidence and after considering appropriate adjustments to the best comparable sales in the record presented by the board of review, the Property Tax Appeal 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: _____

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

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