



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

APPELLANT: Terrence Blake
DOCKET NO.: 23-01983.001-R-1
PARCEL NO.: 13-16-315-004

The parties of record before the Property Tax Appeal Board are Terrence Blake, the appellant; 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: \$36,306
IMPR.: \$203,379
TOTAL: \$239,685

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 2-story dwelling of brick and frame exterior construction with 4,092 square feet of living area. The dwelling was constructed in 1992 and is approximately 31 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 3-car garage with 816 square feet of building area. The property has a 43,398 square foot site and is located in Barrington, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$690,000 as of September 1, 2023. The appraisal was prepared by Jason Morrison, a certified residential real estate appraiser, to ascertain market value.

Under the sales comparison approach, the appraiser selected six comparable sales located in Lake Barrington and from 0.49 of a mile to 2.48 miles from the subject. The parcels range in

size from 40,075 to 61,529 square feet of land area and are improved with traditional style homes ranging in size from 3,768 to 4,685 square feet of living area. The dwellings range in age from 15 to 37 years old. Each home has a basement with finished area and a 3-car or a 4-car garage. Each comparable has central air conditioning and one to four fireplaces.¹ The comparables sold from April 2022 to April 2023 for prices ranging from \$670,000 to \$825,000 or from \$151.56 to \$203.03 per square foot of living area, including land. The appraiser made adjustments to the comparables for differences from the subject to arrive at adjusted prices ranging from \$679,980 to \$694,850. Based on the foregoing, the appraiser concluded a value for the subject of \$690,000 as of September 1, 2023.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$239,685. The subject's assessment reflects a market value of \$719,127 or \$175.74 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located from 0.11 of a mile to 1.71 miles from the subject, two of which are within the same assessment neighborhood code and on the same street as the subject. Comparable #1 is the same property as appraisal sale #5. The parcels range in size from 41,682 to 42,665 square feet of land area and are improved with 2-story homes of brick, brick and frame, or frame with brick exterior construction. The dwellings range in size from 4,065 to 4,847 square feet of living area and were built in 1990 or 1992. Each home has a basement with finished area, central air conditioning, two or four fireplaces, and a garage ranging in size from 726 to 918 square feet of building area. The comparables sold from March 2022 to February 2023 for prices ranging from \$745,000 to \$795,000 or from \$164.02 to \$183.71 per square foot of living area, including land.

The board of review submitted maps depicting the location of the subject, described as backing to a street that is not a major road; appraisal comparables #3 and #6, both described as having a subdivision entrance off a major road; and appraisal comparables #4 and #5, both described as located next to a busy road.

Based on this evidence, the board of review requested the subject's assessment be sustained.

In written rebuttal, the appellant presented an average improvement assessment per square foot based on the board of review's comparables.

¹ The appraiser did not report central air conditioning or fireplace amenities for the comparables or make adjustments to the comparables for these features. The board of review reported these features of the appraisal comparables in a grid analysis submitted with the board of review's evidence.

² Section 1910.50(c)(1) of the Board's procedural rules 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 § 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2023.

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 presented an appraisal and the board of review presented three comparable sales for the Board's consideration. The Board gave less weight to the value conclusion presented in the appraisal as three of the six sales are located more than one mile from the subject and none are located in Barrington like the subject, whereas the board of review presented two sales located within the same assessment neighborhood code as the subject and on the same street as the subject, but were not selected by the appraiser even though these properties sold within a year of the January 1, 2023 assessment date. Furthermore, the appraisal does not state a value conclusion as of the January 1, 2023 assessment date. For these reasons, the Board finds the appraisal states a less reliable and/or credible opinion of value and the Board shall instead consider the raw sales data presented in the appraisal and by the board of review.

The record contains a total of eight comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appraisal sales and the board of review's comparable #1, which are less similar to the subject in location than the other sales in this record, including the three properties located more than one mile from the subject.

The Board finds the best evidence of market value to be the board of review's comparables #2 and #3, which sold proximate in time to the assessment date and are more similar to the subject in location, age, site size, and features, although these homes have three more fireplaces than the subject and one home is substantially larger than the subject, suggesting downward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables sold for prices of \$760,000 and \$795,000 or \$183.71 and \$164.02 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$719,127 or \$175.74 per square foot of living area, including land, which is below the two best comparables in terms of total market value and is bracketed by the two best comparable sales on a price per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, 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: _____

August 20, 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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COUNTY

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