



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

APPELLANT: Bill Castle
DOCKET NO.: 23-02157.001-R-1
PARCEL NO.: 12-28-314-026

The parties of record before the Property Tax Appeal Board are Bill Castle, 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: \$32,388
IMPR.: \$61,020
TOTAL: \$93,408

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 1-story dwelling of brick exterior construction with 900 square feet of living area. The dwelling was constructed in 1964 and is approximately 59 years old. Features of the home include an unfinished basement and one fireplace. The parcel has an approximately 2,614 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located in a different assessment neighborhood code as the subject and from .38 of a mile to 1.1 miles from the subject property. The comparables have sites that range in size from 3,685 to 12,358 square feet of land area. The appellant reported the comparables are improved with 1-story dwellings that range in size from 797 to 1,007 square feet of living area. The dwellings range in age from 73 to 104 years old. Each comparable has a basement, one with finished area, and a garage ranging in size from 216 to 598 square feet of building area. One comparable has central air conditioning and two

comparables each have one fireplace. The comparables sold from October 2021 to July 2023 for prices ranging from \$240,000 to \$385,000 or from \$255.86 to \$426.60 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$93,408. The subject's assessment reflects a market value of \$280,252 or \$311.39 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 two comparable sales located in the same assessment neighborhood code as the subject and from .29 of a mile to 1.12 miles from the subject property. The comparables have sites of 4,500 and 6,785 square feet of land area. The board of review reported the comparables are improved with either 1.5-story or 1.75-story dwellings of wood siding or brick exterior construction that contain either 1,566 or 1,820 square feet of living area. The dwellings are either 95 or 101 years old. Both comparables have an unfinished basement and one fireplace. One comparable has central air conditioning. The comparables sold in August 2022 and February 2023 for prices of \$499,900 and \$750,000 or \$319.22 to \$412.09 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 record contains six suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #2 due to its finished basement a feature the subject lacks. The Board has given less weight to the board of review comparables due to their larger dwelling sizes when compared to the subject. The Board has given reduced weight to the appellant's comparable #1 due to its sale occurring in 2021, and thus less likely to be indicative of the subject's market value as of January 1, 2023.

The Board finds the best evidence of market value to be appellant's comparables #3 and #4. The Board finds that these two comparables sold more proximate in time to the assessment date at issue and are relatively similar to the subject in location, design, and some features. However, both comparables have a garage, are older in age and larger site sizes when compared to the subject, with comparable #3 having a central air conditioning, suggesting adjustments would be

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 drafting of this decision, the Department of Revenue has not published table 3 with the figures for tax year 2023.

required to make these two comparables more equivalent to the subject. Nevertheless, these two comparables sold in August 2022 and July 2023 for prices of \$370,000 and \$385,000 or \$367.43 and \$402.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$280,252 or \$311.39 per square foot of living area, including land, which is falls below the two best comparables in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is warranted.

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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