



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

APPELLANT: Troy Ihlanfeldt
DOCKET NO.: 23-02160.001-R-2
PARCEL NO.: 12-34-305-011

The parties of record before the Property Tax Appeal Board are Troy Ihlanfeldt, 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: \$180,139
IMPR.: \$622,458
TOTAL: \$802,597

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 1.5-story dwelling of brick exterior construction with 6,163 square feet of living area.¹ The dwelling was constructed in 1929 and is approximately 94 years old. Features of the home include a basement with finished area, central air conditioning, four fireplaces and a garage containing 678 square feet of building area. The parcel has an approximately 20,446 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 three comparable sales located from .7 to .86 of a mile from the subject property. The comparables have sites that range in size from 27,830 to 31,511 square feet of land area. The appellant reported the comparables are improved with either 2-story or 2.5-

¹ Descriptive information of the subject not provided by the appellant is found in the subject's property record card provided by the board of review.

story dwellings that range in size from 5,094 to 6,321 square feet of living area. The dwellings range in age from 104 to 124 years old. Each comparable has a basement, two with finished area, central air conditioning, one fireplace and a garage ranging in size from 576 to 936 square feet of building area. The comparables sold in August and December 2021 for prices ranging from \$1,510,000 to \$1,816,500 or from \$273.30 to \$330.93 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 \$802,597. The subject's assessment reflects a market value of \$2,408,032 or \$390.72 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 .47 of a mile to 1.4 miles from the subject property. The comparables have sites that range in size from 25,150 to 37,500 square feet of land area. The board of review reported the comparables are improved with 1.5-story, 2-story or 2.5-story dwellings of brick, stone or wood siding exterior construction that range in size from 4,143 to 4,920 square feet of living area. The dwellings range in age from 83 to 113 years old. Each comparable has a basement, one with a finished area and from two to five fireplaces. Two comparables each have central air conditioning and two comparables each have a garage with either 792 or 925 square feet of building area. Comparable #1 also has a hot tub. The comparables sold from June 2022 to May 2023 for prices ranging from \$1,825,000 to \$2,190,000 or from \$370.93 to \$509.78 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 comparables due to their sales occurring in 2021, and thus are 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 board of review comparables. The Board finds that these comparables sold more proximate in time to the assessment date at issue and are relatively similar to the subject in location, and some features. However, each comparable has a significantly smaller dwelling size, dissimilar design and dissimilar site size

² 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.

when compared to the subject, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from June 2022 to May 2023 for prices ranging from \$1,825,000 to \$2,190,000 or from \$370.93 to \$509.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,408,032 or \$390.72 per square foot of living area, including land, which falls within the range of the best comparables in the record on a price per square foot basis but is slightly greater on an overall total market value, which appears to be logical given the subject's significantly larger dwelling size. 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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