



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

APPELLANT: Nathan Olson
DOCKET NO.: 23-02989.001-R-1
PARCEL NO.: 13-01-307-014

The parties of record before the Property Tax Appeal Board are Nathan Olson, the appellant, by attorney Ryan Schaeffges of the Law Office of Ryan Schaeffges, P.C. in Wheeling; 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: \$38,629
IMPR.: \$232,185
TOTAL: \$270,814

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 frame and brick exterior construction with 4,174 square feet of living area.¹ The dwelling was constructed in 2015. Features of the home include a basement with finished area, central air conditioning, a fireplace, a 661 square foot garage and a 648 square foot inground swimming pool. The property has an approximately 30,701 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 information on three comparable properties that have the same assessment neighborhood code as the subject and are located within .94 of a mile from the subject property. The comparables have sites that range in size from 51,907 to 95,061 square feet of land area.

¹ The Board finds the best description of the subject is found in the subject's property record card provided by the board of review, which was not refuted by the appellant.

The comparables are improved with two-story dwellings of frame, brick or brick and frame exterior construction ranging in size from 3,984 to 4,322 square feet of living area. The dwellings were built from 1976 to 2006. The comparables each have a basement with finished area, central air conditioning, one to four fireplaces and a garage ranging in size from 727 to 816 square feet of building area. The comparables sold from July 2020 to April 2023 for prices ranging from \$653,000 to \$825,000 or from \$151.44 to \$190.88 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$243,579, which would reflect a market value of \$730,810 or \$175.09 per square foot of living area, including land, when using 4,174 square feet of living area and 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 \$270,814. The subject's assessment reflects a market value of \$812,523 or \$194.66 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 properties that have the same assessment neighborhood code as the subject and are located within .12 of a mile from the subject property. The comparables have sites ranging in size from 37,209 to 40,236 square feet of land area. The comparables are improved with two-story dwellings of frame and brick exterior construction containing 3,786 or 4,174 square feet of living area. The dwellings were built in 2016 or 2018. The comparables each have a basement, two of which are walk-outs with finished area. Each comparable has central air conditioning, one or two fireplaces and either a 661 or 693 square foot garage. The comparables sold from September 2020 to May 2021 for prices ranging from \$695,000 to \$875,000 or from \$183.57 to \$209.63 per square foot of living area, including land.

The board of review submitted a grid analysis of the appellant's comparables that indicated the appellant's comparable #2 has an 800 square foot inground swimming pool, which was not reported by the appellant.

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.

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 yet to publish figures for tax year 2023.

The parties submitted six comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables, as well as board of review comparable #3 due to their larger site sizes and/or their sale dates occurred in 2020, less proximate to the January 1, 2023 assessment date than the other comparable sales in the record. Additionally, the appellant's comparables #1 and #2 are considerably older dwellings, when compared to the subject and board of review comparable #3 lacks basement finish, a feature of the subject.

The Board finds the best evidence of market value to be board of review comparables #1 and #2, which had sale dates that occurred more proximate to the assessment date at issue. The Board finds these two comparables are similar to the subject in location, site size, dwelling size, age and most features. However, both comparables lack an inground swimming pool, a feature of the subject, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these two comparables sold in February and May 2021 for prices of \$839,000 and \$875,000 or for \$201.01 and \$209.63 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$812,523 or \$194.66 per square foot of living area, including land, which is less than the two best comparables in the record. Based on this record and after considering 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: _____

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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