



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

APPELLANT: Donald & Margaret Meyer
DOCKET NO.: 23-03006.001-R-1
PARCEL NO.: 13-11-100-165

The parties of record before the Property Tax Appeal Board are Donald & Margaret Meyer, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$7,362
IMPR.: \$172,332
TOTAL: \$179,694

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 frame exterior construction with 2,637 square feet of living area. The dwelling was constructed in 1989. Features of the home include a 1,713 square foot walk-out basement with 1,613 square feet of finished area, central air conditioning, three full bathrooms, two half bathrooms, three fireplaces and a 528 square foot garage. The property has a golf view site that contains 2,637 square feet of land area and is located in Lake Barrington, Cuba Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on five comparable properties that have the same assessment neighborhood as the subject and are located within .89 of mile from the subject property. The comparables consist of 1.5-story dwellings of frame exterior construction with 2,637 or 2,789 square feet of living area. The dwellings were constructed from 1988 to 1994. The comparables

each have a walk-out or look-out basement with 1,000 to 1,687 square feet of finished area, central air conditioning, three or four full bathrooms, one or two half bathrooms, one to three fireplaces and either a 440 or a 528 square foot garage. The comparables sold from May 2022 to May 2023 for prices ranging from \$440,000 to \$510,000 or from \$166.01 to \$193.40 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$149,985, which would reflect a market value of \$450,000 or \$170.65 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 \$179,694. The subject's assessment reflects a market value of \$539,136 or \$204.45 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 five comparable properties that have the same assessment neighborhood as the subject, three of which are located within .74 of mile from the subject property. The board of review reported the comparables have either golf, standard or lake views. The comparables consist of 1.5-story dwellings of frame exterior construction with 2,637 or 2,789 square feet of living area. The dwellings were constructed from 1989 to 1992. The comparables each have a 1,713 or 1,819 square foot walk-out or look-out basement with 1,000 to 1,600 square feet of finished area, central air conditioning, two to four full bathrooms, one or two half bathrooms, two or three fireplaces and either a 440 or a 528 square foot garage. The comparables sold from April 2021 to May 2023 for prices ranging from \$480,000 to \$640,000 or from \$182.03 to \$242.70 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellants contended that board of review comparables #1 and #4 sold in 2021, remote sales. Counsel also contended that board of review comparable #2 is a duplicate of the appellant's comparable #3 and that board of review comparable sales #3, #5 and #6 are acceptable comparable sales. In a rebuttal grid analysis, counsel reiterated that the appellants five comparables and board of review comparables #3, #5 and #6 are the best comparable sales in the record and contended the subject's assessment should be reduced.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

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 yet to publish figures for tax year 2023.

The parties submitted ten suggested comparable sales for the Board's consideration, as one sale is common to both parties. The Board has given less weight to board of review comparables #1 and #4, which have sale dates that occurred in 2021, less proximate in time to the January 1, 2023 assessment date than the sale dates of the other comparable sales in the record.

The Board finds the best evidence of market value to be the appellants' comparable sales, along with comparable sales #2, #3, #5 and #6 submitted by the board of review, which includes the common comparable. The Board finds these comparables sold more proximate in time to the assessment date at issue and are similar to the subject in location, dwelling size, design and age. However, the Board finds these comparables have varying degrees of similarity to the subject in bathroom count, fireplace count and basement finish. These comparables sold from May 2022 to May 2023 for prices ranging from \$440,000 to \$640,000 or from \$166.01 to \$242.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$539,136 or \$204.45, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences in features when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, 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: _____

December 17, 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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