



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

APPELLANT: Frank Pinn
DOCKET NO.: 21-02199.001-R-1
PARCEL NO.: 12-33-211-003

The parties of record before the Property Tax Appeal Board are Frank Pinn, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$94,835
IMPR.: \$173,442
TOTAL: \$268,277

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 2021 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 exterior construction with 3,189 square feet of living area. The dwelling was constructed in 1968. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 552 square foot garage. The property has an approximately 11,260 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 five comparable sales located within 0.29 of a mile from the subject. The parcels range in size from 11,140 to 52,840 square feet of land area and are improved with 2-story or 2.5-story homes of brick or wood siding exterior construction ranging in size from 2,579 to 4,111 square feet of living area. The dwellings were built from 1925 to 1978. Each home has a basement, one of which has finished area, one or two fireplaces, and one

or two garages ranging in size from 186 to 600 square feet of building area. Three homes each have central air conditioning. The comparables sold from March 2019 to July 2021 for prices ranging from \$430,000 to \$899,000 or from \$145.86 to \$235.43 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 \$268,277. The subject's assessment reflects a market value of \$806,848 or \$253.01 per square foot of living area, land included, when using the 2021 three year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within 0.86 of a mile from the subject. The parcels range in size from 8,640 to 40,210 square feet of land area and are improved with 1-story, 1.5-story, or 2-story homes¹ of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,034 to 3,253 square feet of living area. The dwellings were built from 1928 to 1955 with comparables #1 and #3 having effective ages of 1958 and 1954, respectively. Four homes each have a basement,² one of which has finished area, and one home has a concrete slab foundation. Four homes each have central air conditioning. Each home has one to three fireplaces and a garage ranging in size from 340 to 1,040 square feet of building area. The comparables sold from September 2020 to August 2021 for prices ranging from \$1,125,000 to \$1,550,000 or from \$362.44 to \$497.59 per square foot of living area, including land.

The board of review submitted a brief contending that the appellant's comparables differ from the subject in location in a different neighborhood, dwelling size, and/or features. The board of review conceded the appellant's comparable #1 is located in the subject's neighborhood but sold in 2019, which is less proximate in time to the assessment date. The board of review contended the appellant's comparable #3 was a bank owned property sale and the appellant's comparable #4 sold in an "as is" condition. The board of review argued its comparables #2, #3, and #4 each have second floor living area.

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.

¹ The board of review reported comparable #3 is a 1-story home but also reported above ground living area that is greater than the reported ground floor living area, indicating this home has second floor living area.

² The board of review reported comparable #2 has a crawl space foundation but also reported this home has a basement, indicating this property has a partial basement.

The record contains a total of ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #1 which sold less proximate in time to the assessment date than the other comparables in this record. The Board gives less weight to the appellant's comparables #2 through #5 and the board of review's comparables #4 and #5, due to substantial differences from the subject in design, dwelling size, age, site size, and/or foundation type.

The Board finds the best evidence of market value to be the board of review's comparables #1, #2, and #3, which are more similar to the subject in design, dwelling size, location, and some features, but have varying degrees of similarity to the subject in age and site size, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$1,125,000 to \$1,550,000 or from \$362.44 to \$497.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$806,848 or \$253.01 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. 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:

September 19, 2023



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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