



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

APPELLANT: Angeline Craig  
DOCKET NO.: 16-03553.001-R-1  
PARCEL NO.: 02-34-403-010

The parties of record before the Property Tax Appeal Board are Angeline Craig, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:** \$15,225  
**IMPR.:** \$53,044  
**TOTAL:** \$68,269

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 2016 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 exterior construction with 2,082 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 484 square foot garage. The property has a 19,107 square foot site and is located in Lindenhurst, Lake Villa 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 within .35 of a mile of the subject property. The comparables were described as two-story dwellings of frame exterior construction ranging in size from 2,139 to 2,456 square feet of living area. The dwellings were constructed from 1992 to 2002. The comparables each have basements with three having finished areas, central air conditioning and garages ranging in size from 420 to 528 square feet of

building area. Additionally, three comparables have fireplaces. The comparables have sites ranging in size from 9,035 to 19,234 square feet of land area. The comparables sold from April 2014 to February 2016 for prices ranging from \$180,000 to \$260,000 or from \$83.18 to \$105.86 per square foot of living area, including land. Based on this evidence, the appellant's 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 \$68,269. The subject's assessment reflects a market value of \$205,878 or \$101.52 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located within .149 of a mile of the subject property. Comparable #4 is the same property as the appellant's comparable #3. The comparables contain two-story dwellings of frame exterior construction ranging in size from 2,078 to 2,800 square feet of living area. The dwellings were constructed in 1990 or 1992. The comparables each have basements with three having finished areas, central air conditioning, fireplaces and garages ranging in size from 418 to 1,636 square feet of building area. The comparables have sites ranging in size from 10,907 to 15,146 square feet of land area. The comparables sold from January 2015 to July 2016 for prices ranging from \$216,000 to \$267,000 or from \$91.07 to \$128.49 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 no reduction in the subject's assessment is warranted.

The parties submitted seven comparable sales for the Board's consideration including the common comparable. The Board gave less weight to the appellant's comparables #2 and #4 as their sale dates in 2014 are dated and less likely to be indicative of the subject's market value as of the January 1, 2016 assessment date. In addition, comparable #4 is newer in age when compared to the subject. The Board also gave reduced weight to board of review comparables #2 due to its larger dwelling size and #3 due to its significantly larger garage size when compared to the subject.

The Board finds the best evidence of market value to be the parties' common comparable, the appellant's comparable #1 and board of review comparable #1. These three comparables are most similar to the subject in location, size, design, age and features. However, two of the comparables have smaller land areas when compared to the subject. The comparables sold from January 2015 to July 2016 for prices ranging from \$180,000 to \$267,000 or from \$83.18 to \$128.49 per square foot of living area, including land. The subject's assessment reflects a market

value of \$205,878 or \$101.52 per square foot of living area, land included, which falls within the range established by the most similar comparable sales in this record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and 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: July 16, 2019



\_\_\_\_\_  
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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Angeline Craig, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085