



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

APPELLANT: Scott Stedronsky  
DOCKET NO.: 16-03887.001-R-1  
PARCEL NO.: 06-05-302-005

The parties of record before the Property Tax Appeal Board are Scott Stedronsky, 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:** \$15,021  
**IMPR.:** \$96,635  
**TOTAL:** \$111,656

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 wood siding exterior construction with 3,506 square feet of living area. The dwelling was constructed in 1999. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 704 square foot garage. The property has an 42,475 square foot site and is located in 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 comparables located within .32 of a mile of the subject. The comparables are described as two-story dwellings of wood siding exterior construction ranging in size from 2,879 to 3,506 square feet of living area. The dwellings were constructed from 1992 to 2014. The comparables have central air conditioning and full basements, with one having finished area; two comparables each have one fireplace and each comparable has a garage

ranging in size from 620 to 874 square feet of building area. The comparables are situated on sites ranging in size from 10,152 to 40,702 square feet of land area. The comparables sold from March 2015 to May 2016 for prices ranging from \$291,500 to \$355,000 or from \$88.42 to \$111.08 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$111,656. The subject's assessment reflects a market value of \$336,719 or \$96.04 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 the subject's assessment, the board of review submitted information on six comparable sales located within .386 of a mile of the subject. The comparables are described as two-story dwellings of wood siding exterior construction ranging in size from 2,792 to 3,196 square feet of living area. The dwellings were constructed from 1989 to 2014. The comparables have partial or full basements, with two having finished area. Features of each comparable include central air conditioning, one or two fireplaces and a garage ranging in size from 696 to 1,334 square feet of building area. The comparables have sites ranging in size from 10,229 to 66,324 square feet of land area. The comparables sold from May 2014 to August 2017 for prices ranging from \$291,500 to \$399,000 or from \$101.25 to \$126.51 per square foot of living area, including land. Board of review comparable #3 was also submitted by the appellant. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **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 nine comparables for the Board's consideration which includes the parties' common comparable. The Board gave less weight to the appellant's comparables #2, #3 and #4 along with board of review comparables #4, #5 and #6 based on their considerably smaller sites that are located within a different subdivision than the subject. The Board also gave less weight to board of review comparables #1 and #5 based on their 2014 and 2017 sale dates which are less proximate in time to the January 1, 2016 assessment date.

The Board finds the best evidence of market value to be the parties' common comparable along with board of review comparable #2. Both properties are similar to the subject in location, design and features. However, both comparables require upward adjustments for their older ages and considerably smaller dwelling sizes when compared to the subject. Board of review comparable #2 also requires downward adjustments for its larger site size and basement finished area when compared to the subject. The comparables sold in June and July 2015 for prices of \$291,500 and \$328,500 or \$101.25 and \$117.66 per square foot of living area, including land.

The subject's assessment reflects a market value of \$336,719 or \$96.04 per square foot of living area, including land which is supported by the best comparable sales in the record on a per square foot basis and falls slightly above on overall price. After considering necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is 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.

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Chairman



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Member

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Member



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Member

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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 23, 2019



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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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COUNTY

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