



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

APPELLANT: Julie Bialek  
DOCKET NO.: 17-01698.001-R-1  
PARCEL NO.: 06-35-101-002

The parties of record before the Property Tax Appeal Board are Julie Bialek, 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:** \$17,174  
**IMPR.:** \$66,283  
**TOTAL:** \$83,457

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 2017 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 vinyl siding exterior construction with 1,810 square feet of living area. The dwelling was constructed in 1900 with an effective age of 1945. Features of the home include an unfinished basement, a fireplace and a 680 square foot garage. The property has a 9,148 square foot site and is located in Avon 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 .37 of a mile of the subject. The comparables are described as 2-story dwellings of vinyl siding exterior construction ranging in size from 1,566 to 1,936 square feet of living area. The dwellings were constructed from 1900 to 1931 with effective ages ranging from 1934 to 1969. Three comparables have unfinished basements; one comparable has a crawl space foundation; one comparable has a fireplace; and

three comparables have a garage ranging in size from 336 to 484 square feet of building area. The comparables are situated on sites ranging in size from 5,663 to 14,323 square feet of land area. The comparables sold from November 2015 to May 2017 for prices ranging from \$120,000 to \$250,000 or from \$76.63 to \$152.63 per square foot of living area, including land. The appellant also noted comparable #4 is a superior Victorian style home that has been recently rehabbed. The appellant submitted a copy of the Multiple Listing Service sheet for this comparable. Based on this evidence, the appellant requested 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 \$83,457. The subject's assessment reflects a market value of \$251,756 or \$139.09 per square foot of living area, land included, when using the 2017 three year average median level of assessment for Lake County of 33.15% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on four comparable sales located within .285 of a mile of the subject. The comparables are described as 2-story dwellings of vinyl siding exterior construction ranging in size from 1,632 to 2,293 square feet of living area. The dwellings were constructed from 1885 to 1917. The comparables have basements, with one having finished area; three comparables have central air conditioning; three comparables have one fireplace each; and three comparables each have a garage ranging in size from 484 to 720 square feet of building area. The comparables are situated on sites ranging in size from 13,939 to 29,621 square feet of land area. The comparables sold from August 2014 to August 2017 for prices ranging from \$250,000 to \$430,000 or from \$152.63 to \$194.16 per square foot of living area, including land. Board of review comparable #3 was also submitted by the appellant as comparable #4. 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 Board finds the parties submitted seven comparable sales for consideration, which includes the parties' common comparable. The Board gave less weight to appellant's comparable #2 that is a 2-unit residential dwelling unlike the subject's single-family residential dwelling. The Board gave less weight to appellant's comparable #1 and board of review comparable #4 based on their 2014 and 2015 sale dates which were less proximate in time to the January 1, 2016 assessment date and less likely to be reflective of market value. The Board also gave less weight to board of review comparables #1 and #2 which have larger lot sizes and dwellings sizes when compared to the subject.

The Board finds the best evidence of market value for the subject property to be appellant's comparable #3 along with the parties' common comparable. These comparables sold proximate in time to the assessment date at issue and have varying degrees of similarity to the subject. The comparables sold in February 2017 and August 2016 for prices of \$212,000 and \$250,000 or for \$109.50 and \$152.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$251,756 or \$139.09 per square foot of living area. 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 supported and 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.

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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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