



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

APPELLANT: Deann Baseley  
DOCKET NO.: 17-02370.001-I-1  
PARCEL NO.: 04-17-301-036

The parties of record before the Property Tax Appeal Board are Deann Baseley, 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:** \$44,558  
**IMPR.:** \$0  
**TOTAL:** \$44,558

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 vacant industrial parcel contains 202,554 square feet or 4.65-acres of land area. The subject site is located in Zion, Zion Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted brief along with information on three comparable sales which the appellant asserted were each in Zion and listed on the Multiple Listing Service (MLS). No proximity data was provided for the comparables in relation to the subject property. The comparables are described as parcels ranging in size from 95,832 to 211,702 square feet or from 2.2 to 4.86-acres of land area. The comparable properties sold in either March 2016 or May 2017 for prices ranging from \$7,000 to \$60,000 or from \$0.07 to \$0.28 per square foot or from \$3,182 to \$12,346 per acre of land area. Based on this evidence, the appellant requested a reduced total

assessment of \$8,776 which would reflect a market value of \$26,331 or \$0.13 per square foot or \$5,663 per acre of land area at 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 \$44,558. The subject's assessment reflects a market value of \$134,413 or \$0.66 per square foot or \$28,906 per acre of land area, 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 response to the appellant's evidence, the board of review submitted a memorandum and comparable sales data. The board of review described the subject parcel as located in an industrial subdivision and is "owned by the same entity as the developed, adjacent site (located immediately North), and the vacant adjacent site for tax year 2017." As to the appellant's three comparable properties, the board of review contends that each is a bank/REO (real estate owned) property and each comparable presented by the appellant is a residential parcel; the properties were sold "as is" with no warranties and none of the appellant's comparables are located in an industrial park like the subject. Copies of applicable PTAX-203 Illinois Real Estate Transfer Declarations were submitted for the appellant's comparables and none of the documents depicted that the property was "Bank REO (real estate owned)."

In support of its contention of the correct assessment, the board of review submitted numerous documents including MLS sheets, property print outs and PTAX-203 documents for five properties, but no grid analysis was provided concerning the board of review's comparables.<sup>1</sup> The Board has analyzed the underlying documentation and finds the comparables consist of four sales and a listing. There is no data in the documentation to indicate the proximity of the properties to the subject parcel. The five comparable parcels range in size from 74,240 to 296,643 square feet or from 1.94 to 6.81-acres of land area. Comparables #1, #2, #3 and #5 sold between December 2011 and October 2018 for prices ranging from \$80,000 to \$197,500 or from \$0.56 to \$1.08 per square foot or from \$15,629 to \$44,008 per acre of land area; comparable #4 was presented as a listing from June 2018 with an asking price of \$399,000 or \$2.59 per square foot or \$112,712 per acre of land area. Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its 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.

The parties submitted a total of seven comparable sales and one listing to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables which were each vacant residential parcels unlike the subject industrial

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<sup>1</sup> The memorandum submitted by the board of review indicated that three comparable sales were being presented.

parcel. The Board has given reduced weight to board of review comparable #4 which reflects a June 2018 listing as this offering was 18 months after the valuation date issue and is less likely to be indicative of the subject's estimated market value as of January 1, 2017.

The Board finds the best evidence of market value to be board of review comparable sales #1, #2, #3 and #5. These comparable vacant parcels have varying degrees of similarity to the subject and sold between December 2011 and October 2018 for prices ranging from \$80,000 to \$197,500 or from \$0.56 to \$1.08 per square foot or from \$15,629 to \$44,008 per acre of land area. The subject's assessment reflects a market value of \$134,413 or \$0.66 per square foot or \$28,906 per acre of land area, which is within the range established by the best comparable sales in this record. Based on this evidence, 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: May 26, 2020



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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