



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

APPELLANT: Marc Stookal  
DOCKET NO.: 17-02475.001-R-1  
PARCEL NO.: 15-17-304-008

The parties of record before the Property Tax Appeal Board are Marc Stookal, 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 A Reduction 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:** \$79,049  
**IMPR.:** \$180,181  
**TOTAL:** \$259,230

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 two-story dwelling of brick exterior construction with 5,636 square feet of living area. The dwelling was constructed in 1995. Features of the home include a full unfinished basement, central air conditioning, one fireplace and a 1,092 square foot attached garage. The property has a 43,570 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from .04 of a mile to 2.44 miles from the subject, two of which are located on the same street and in the same neighborhood as the subject. The comparables are situated on sites ranging in size from 20,078 to 43,995 square feet of land area and are improved with two-story dwellings of brick or brick and frame exterior construction that were built from

1988 to 1993. The dwellings range in size from 4,250 to 5,999 square feet of living area. Each comparable has a full basement with two having finished area, central air conditioning, one to five fireplaces and a garage ranging in size from 747 to 1,620 square feet of building area. Comparable #1 has a 1,012 square foot inground swimming pool. The comparables sold from November 2015 to January 2017 for prices ranging from \$580,000 to \$745,000 or from \$109.18 to \$144.83 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 \$287,614. The subject's assessment reflects an estimated market value of \$867,614 or \$153.94 per square foot of living area, including land, when applying the 2017 three-year average median level of assessment for Lake County of 33.15%.

In support of the subject's assessment, the board of review submitted information on four comparable sales located from 1.128 to 1.459 miles from the subject. The comparables are situated on sites ranging in size from 35,511 to 58,806 square feet of land area and are improved with two-story dwellings of Dryvit, brick or brick and Dryvit exterior construction that were built from 1990 to 1998. The dwellings range in size from 5,380 to 5,924 square feet of living area. The comparables each have a full basement with finished area, central air conditioning, three to five fireplaces and a garage that ranges in size from 840 to 1,344 square feet of building area. Comparables #2 and #3 have inground swimming pools. The comparables sold from July 2016 to September 2017 for prices ranging from \$850,000 to \$980,000 or from \$143.48 to \$179.83 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #3 and board of review comparables due to their distant locations from the subject property. In addition, appellant's comparable sale #3 sold in 2015, not as proximate in time to the January 1, 2017 assessment date as other sales in the record.

The Board gave most weight to the appellant's comparables #1 and #2 as both are most similar to the subject in location and are similar to the subject in design, age and some features. However, comparable #1 has superior finished basement area and inground swimming pool while comparable #2 has a significantly smaller site and dwelling size when compared to the subject. The comparables sold in January 2017 and March 2016 for prices of \$655,000 and \$580,000 or for \$109.18 and \$136.47 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$867,614 or \$153.94 per square foot of living area including land, which falls above the two best comparables sales in the record both on

overall value and a price per square foot basis. After considering 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 excessive and a reduction in the subject's assessment commensurate to the appellant's request 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.



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: June 16, 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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