



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

APPELLANT: Deann Baseley  
DOCKET NO.: 17-02660.001-R-1  
PARCEL NO.: 04-17-412-013

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:** \$3,054  
**IMPR.:** \$19,865  
**TOTAL:** \$22,919

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 is improved with a one-story dwelling with aluminum siding containing 975 square feet of living area. The dwelling was built in 1969. Features of the property include a slab foundation, central air conditioning, and a detached two-car garage with 484 square feet of building area. The property has a 5,720 square foot site and 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 information on three comparable sales improved with one-story dwellings with wood siding or brick exteriors ranging in size from 962 to 1,040 square feet of living area. The dwellings were built from 1961 to 1964. One comparable has central air conditioning and each comparable has an attached or detached garage ranging in size from 280 to 468 square feet of building area. These properties have sites ranging in size from 6,660 to 7,200 square feet of

land area and are located from .57 to 1.88 miles from the subject property. The sales occurred from April 2016 to August 2016 for prices ranging from \$40,000 to \$62,500 or from \$41.58 to \$63.26 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$16,573.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$22,919. The subject's assessment reflects a market value of \$69,137 or \$70.91 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 its contention of the correct assessment the board of review submitted information on seven comparable sales improved with one-story dwellings with wood siding or aluminum siding exteriors ranging in size from 900 to 1,120 square feet of living area.<sup>1</sup> The homes were built from 1964 to 1979. Six comparables have full basements, five have central air conditioning, four comparables have garages ranging in size from 360 to 528 square feet of building area. The comparables have sites ranging in size from 5,720 to 7,590 square feet of land area and are located within .326 miles from the subject property. The sales occurred from December 2016 to September 2018 for prices ranging from \$89,900 to \$115,000 or from \$83.78 to \$111.00 per square foot of living area, including land.

The board of review requested the assessment be sustained.

### **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 best evidence of market value to be appellant's comparable #1 and the comparable sales submitted by the board of review except for comparable #6. These comparables are most similar to the subject in location as well as being similar in age and features with the exception five of the board of review comparables have basements while the subject has a slab foundation. These seven properties sold for prices ranging from \$62,500 to \$115,000 or from \$63.26 to \$111.00 per square foot of living area, including land. The property most similar to the subject in location, age, size, features (including a slab foundation) and land area is board of review comparable #5, which sold in January 2018 for a price of \$99,900 or \$111.00 per square foot of living area, including land. The subject's assessment reflects a market value of \$69,137 or \$70.91 per square foot of living area, including land, which is at the low end of the range established by the best comparable sales in this record. Less weight is given appellant's sales #2 and #3 due to differences from the subject in location. Less weight is given

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<sup>1</sup> The second set of three comparables provided by the board of review have been renumbered as comparables #5 through #7 for ease of understanding.

board of review comparable #6 due to its date of sale not being as proximate in time to the assessment date as the remaining sales. 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: 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

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

APPELLANT

Deann Baseley, 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