



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

APPELLANT: Kathleen Letona
DOCKET NO.: 18-00638.001-R-1
PARCEL NO.: 06-27-205-034

The parties of record before the Property Tax Appeal Board are Kathleen Letona, 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: \$25,058
IMPR.: \$64,843
TOTAL: \$89,901

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 2018 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 vinyl siding exterior construction with 1,998 square feet of living area. The dwelling was constructed in 1994. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 460 square foot garage. The property has a 16,511 square foot site and is located in Grayslake, Avon 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 located within .29 of a mile of the subject. The comparables were described as two-story dwellings of vinyl siding exterior construction that were built in 1993 or 1994. The dwellings range in size from 1,778 to 2,378 square feet of living area. The comparables each feature a basement with one having finished

area.¹ In addition, the comparables have central air conditioning, one comparable has a fireplace and each comparable has a garage ranging in size from 441 to 780 square feet of building area. The comparables have sites ranging in size from 10,400 to 21,270 square feet of land area. The comparables sold from June 2017 to February 2018 for prices ranging from \$227,500 to \$295,000 or from \$124.05 to \$142.64 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 \$96,380. The subject's assessment reflects a market value of \$291,354 or \$145.82 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on six comparable sales located within .532 of a mile of the subject, with one comparable common to both parties. The comparables were described as two-story dwellings of vinyl siding exterior construction ranging in size from 1,880 to 2,294 square feet of living area. The dwellings were built in 1993 or 1994. The comparables each feature a basement with finished area, central air conditioning, a fireplace and a garage ranging in size from 400 to 780 square feet of building area. The comparables have sites ranging in size from 6,662 to 21,270 square feet of land area. The comparables sold from February 2016 to June 2018 for prices ranging from \$282,000 to \$305,000 or from \$124.19 to \$157.45 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 eight suggested comparables for the Board's consideration, which included one common comparable. The Board gave less weight to the board of review comparables which includes the common comparable as they have superior finished basement area when compared to the subject's unfinished basement.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2 as both have unfinished basements. These comparables are similar to the subject in location, design, age and features as both have unfinished basements. The Board recognizes both comparables have smaller lot sizes, comparable #1 has a larger dwelling size and comparable #2 has a smaller dwelling size. The comparables sold in September 2017 and February 2018 for prices ranging of \$295,000 and \$227,500 or \$124.05 and \$127.95 per square foot of living area,

¹ The appellant's comparable #3 which is the same property as board of review comparable #1 has 799 square feet of finished basement area according to the property record card submitted by the board of review.

including land. The subject's assessment reflects a market value of \$291,354 or \$145.82 per square foot of living area, including land, which falls within the overall price established by the most similar comparable sales in the record but above the range on a price per square foot basis. After considering adjustments to the comparable sales for differences including lot and dwelling sizes when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is not supported 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: November 17, 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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