



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

APPELLANT: Stephanie Baik  
DOCKET NO.: 19-02944.001-R-1  
PARCEL NO.: 15-09-302-040

The parties of record before the Property Tax Appeal Board are Stephanie Baik, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich, 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:** \$31,836  
**IMPR.:** \$131,170  
**TOTAL:** \$163,006

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 2019 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 frame exterior construction with 2,676 square feet of living area. The dwelling was constructed in 1999. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 440 square foot garage. The property has a 9,583 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within the same assessment neighborhood code and name as the subject. The comparables have sites ranging in size from 7,841 to 9,148 square feet of land area and are improved with two-story dwellings of frame exterior construction ranging in size from 2,508 to 2,796 square feet of living area. The dwellings were constructed in either 1998 or 2000. Each comparable has a basement, two have

finished area, central air conditioning and a garage ranging in size from 440 to 704 square feet of building area. Three comparables each have a fireplace. The comparables sold from August 2018 to June 2019 for prices ranging from \$462,500 to \$525,000 or from \$171.29 to \$198.17 per square foot of living area, including land. Based on this evidence, the appellant requested a 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 \$170,870. The subject's assessment reflects a market value of \$519,520 or \$194.14 per square foot of living area, land included, when using the 2019 three year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on six comparable sales located within the same assessment neighborhood code as the subject property, two of which were submitted by the appellant.<sup>1</sup> The comparables have sites ranging in size from 8,276 to 10,018 and are improved with two-story dwellings of frame exterior construction ranging in size from 2,508 to 2,796 square feet of living area and were constructed from 1998 or 1999. The comparables have basements, five have finished area. Each comparable has central air conditioning and a garage ranging in size from 440 to 704 square feet of building area. Four comparables each have a fireplace. The comparables sold from August 2018 to February 2020 for prices ranging from \$497,000 to \$530,000 or from \$189.56 to \$203.35 per square foot of living area, including land. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eight comparable sales for the Board's consideration as two comparables were common to both parties. The Board gave less weight to appellant's comparable #3/board of review comparable #5, and board of review comparables #1, #2, and #4 as all have finished basement area unlike the subject's unfinished basement. In addition, board of review comparable #1 as it sold in 2020 which is less proximate in time to the subject's January 1, 2019 assessment date and less likely to be reflective of the subject's market value.

The Board finds the best evidence of market value to be appellant's comparables #2 and #4, which includes the remaining common comparable. The comparables are similar to the subject in location, age, dwelling size and features except for one comparable has a larger garage. Furthermore, both comparables are the only sales in the record that have an unfinished basement like the subject. These comparables sold in August 2018 and June 2019 for prices of \$497,000

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<sup>1</sup> Board of review comparables #3 and #5 were submitted by the appellant as comparables #2 and #3, respectively.

and \$462,500 or from \$198.17 and \$171.29 per square foot of living area, including land. The subject's assessment reflects a market value of \$519,520 or \$194.14 per square foot of living area, including land, which is bracketed on a price per square foot basis by the two best comparables in this record but above on an overall price basis. Based on this evidence and 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 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: September 21, 2021



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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