



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

APPELLANT: Steve Radis
DOCKET NO.: 19-04151.001-R-1
PARCEL NO.: 15-14-403-052

The parties of record before the Property Tax Appeal Board are Steve Radis, 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: \$65,459
IMPR.: \$136,774
TOTAL: \$202,233

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 brick exterior construction with 3,080 square feet of living area. The dwelling was built in 1970. Features of the home include a basement with a recreation room, central air conditioning, a fireplace, and a 550 square foot garage. The subject property has a 19,600 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis on five comparable sales and a Multiple Listing Service (MLS) sheet on one additional comparable sale that the Board will reference as comparable #6. The comparables are located in Lincolnshire and consist of two-story dwellings of brick, wood siding or brick and wood siding exterior construction that were built from 1967 to 1978. The dwellings range in size from 2,729 to 3,268 square feet of living area and are situated on sites

that range in size from 15,680 to 33,980 square feet of land area. Comparables have basements with recreation rooms. Other features of each comparable include central air conditioning, one or two fireplaces, and a garage ranging in size from 550 to 713 square feet of building area. The MLS sheet for appellant's comparable #6 indicated this property is "like new" and owners did over \$150,000 in extensive remodeling in 2017. The comparables sold from February to October 2018 for prices ranging from \$478,000 to \$610,000 or from \$170.65 to \$216.93 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 \$202,233. The subject's assessment reflects an estimated market value of \$614,877 or \$199.64 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of the subject's assessment, the board of review submitted information a grid analysis on five comparable sales located within Lincolnshire. Board of review comparable #3 was submitted by the appellant as comparable #6. The comparables consist of 1.5-story or 2-story dwellings of wood siding, brick or brick and wood siding exterior construction that were built from 1966 to 1977. The dwellings range in size from 2,762 to 3,314 square feet of living area and are situated on sites that range in size from 15,250 to 26,140 square feet of land area. Three comparables have basements with recreation rooms. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 529 to 558 square feet of building area. The comparables sold from June 2018 to December 2019 for prices ranging from \$590,000 to \$670,000 or from \$189.45 to \$221.58 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The record contains ten comparable sales for the Board's consideration, one of which was common to both parties. The Board gives less weight to the parties' common comparable as the record indicates this home was in "like new" condition when it sold due to extensive remodeling in 2017. The Board also gives less weight to appellant's comparable #5 and board of review comparable #2 due to their larger sites when compared to the subject.

The Board finds the best evidence of the market value to be the parties' remaining comparable sales. These comparables are relatively similar to the subject in location, age, site size, dwelling size and most features. These comparables sold from February 2018 to September 2019 for prices ranging from \$478,000 to \$625,000 or from \$170.65 to \$221.58 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$614,877 or \$199.64 per square foot of living area, including land, which falls within the range established by

the best comparable sales in this record. 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 supported and no reduction in the subject's assessment is warranted.

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: December 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

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

APPELLANT

Steve Radis, 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