



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

APPELLANT: Kristen Radosh
DOCKET NO.: 19-04490.001-R-1
PARCEL NO.: 13-11-106-008

The parties of record before the Property Tax Appeal Board are Kristen Radosh, 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: \$38,543
IMPR.: \$121,457
TOTAL: \$160,000

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 3,031 square feet of living area. The dwelling was constructed in 1989. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 782 square foot garage. The property has a 56,540 square foot site and is located in Tower Lakes, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located from .14 to 1.12 from the subject. The comparables have sites ranging in size from 15,289 to 139,392 square feet of land area and were improved with two-story dwellings of frame or brick and frame exterior construction that were built from 1965 to 1985. The dwellings range in size from 2,376 to 3,282 square feet of living area. The comparables have basements with five having finished area, five

comparables have central air conditioning, and each comparable has one or two fireplaces and a garage ranging in size from 504 to 1,597 square feet of building area. Comparable #4 has an inground swimming pool. The appellant submitted Multiple Listing Service (MLS) sheets associated with the sales of comparables #1, #3, #5 and #6. Comparable #6 was a recent rehab in 2012. The comparables sold from June 2018 to August 2019 for prices ranging from \$334,000 to \$497,500 or from \$124.01 to \$177.11 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 \$179,139. The subject's assessment reflects a market value of \$544,661 or \$179.70 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 its contention of the correct assessment, the board of review submitted information on five comparable sales located within .89 of a mile from the subject. Board of review comparables #3, #4 and #5 are duplicates of appellant's comparables #4, #5 and #6. Board of review comparables #1, #2 and #3 have sites ranging in size from 9,020 to 40,640 square feet of land area and were improved with 1.5-story or 2-story dwellings of brick, wood siding, or wood siding and brick exterior construction that were built from 1943 to 1985. The dwellings range in size from 2,175 to 2,924 square feet of living area. Each comparable has a basement with a recreation room, central air conditioning, one or two fireplaces and a garage ranging in size from 576 to 1,578 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from November 2016 to February 2020 for prices ranging from \$470,000 to \$512,500 or from \$171.66 to \$234.48 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). Based on the evidence in the record, the Board finds a reduction in the subject's assessment is warranted.

The record contains eight suggested comparable properties for the Board's consideration, as three comparables were common to both parties. The Board finds none of these comparables are truly similar to the subject due to differences in lot size, dwelling size, age and/or features. Excluding board of review comparables #1 and #2 which did not sell proximate in time to the assessment date at issue, the Board finds the parties' remaining comparables sold for prices ranging from \$334,000 to \$497,500 or \$124.01 to \$177.11 per square foot of living area including land, all of which are less than the subject's estimated market value as reflected by its assessment of \$544,661 or \$179.70 per square foot of living area, including land. Of these comparables the Board gave most weight to the parties' common comparable, appellant's comparable sale #6/board of review comparable sale #5. The Board finds this comparable to be most similar to the subject in location, dwelling size, design, age, and some features, except it

has a considerably larger lot size and a recreation room in the basement. Therefore, 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 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:

February 15, 2022



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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