



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

APPELLANT: Elizabeth Teich  
DOCKET NO.: 19-04618.001-R-1  
PARCEL NO.: 16-07-203-065

The parties of record before the Property Tax Appeal Board are Elizabeth Teich, 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:** \$13,948  
**IMPR.:** \$185,500  
**TOTAL:** \$199,448

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 one-story dwelling of brick exterior construction with 3,133 square feet of living area. The dwelling was constructed in 2003. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 506 square foot garage. The property has a 5,660 square foot site and is located in Lake Forest, West Deerfield 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 .47 of a mile from the subject property, two of which are within the same neighborhood as the subject. The appellant reported that comparables #1 and #2 have sites that contain 6,970 and 7,900 square feet of land area, respectively. The three comparables are improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 2,915 to 3,366 square feet of

living area. The dwellings were built from 1986 to 2003 with comparable #3 having a reported effective age of 2002. The appellant reported that each comparable has a basement, two of which have recreation rooms. Each comparable has central air conditioning, a fireplace and a garage that ranges in size from 378 to 462 square feet of building area. The properties sold from September 2017 to September 2018 for prices ranging from \$416,000 to \$640,000 or from \$137.38 to \$190.14 per square foot of living area, including land.

As part of the submission, the appellant also provided a Multiple Listing Service (MLS) sheet associated with the sale of appellant's comparable #1. Counsel for the appellant noted that the listing sheet associated with appellant's comparable #1 described the dwelling as having a finished basement. In addition, the appellant provided an MLS listing sheet associated with an active listing of a fourth comparable property.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$199,448, which would reflect a market value of \$598,404 or \$191.00 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$222,380. The subject's assessment reflects a market value of \$676,133 or \$215.81 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 two comparable sales located within .12 of a mile from the subject property and within the same neighborhood as the subject. The board of review's comparable #1 is a duplicate of the appellant's comparable #2, which was previously described. The board of review reported its comparable #2 has a site with 5,660 square feet of land area. The comparable is improved with a two-story dwelling of brick and wood siding exterior construction with 2,245 square feet of living area. The dwelling was built in 1986 and features an unfinished basement, central air conditioning, a fireplace and a 420 square foot garage. The property sold in January 2018 for a price of \$580,000 or \$258.35 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 record contains four suggested comparable sales for the Board's consideration, as one sale was common to both parties. The board gives less weight to the appellant's comparable #1 due to its sale occurring in 2017 which is dated and less likely to be indicative of the subject's market value as of the January 1, 2019 assessment date. Furthermore, appellant's comparable #1 is an

older dwelling when compared to the subject dwelling. The Board gives no weight to the active listing provided by the appellant because this sale was not completed. The Board gives reduced weight to board of review comparable #2 due to its considerably smaller dwelling size and older age, when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable sales #2 and #3, which includes the parties' common sale. Despite that these two comparables have dissimilar two-story designs when compared to the subject's one-story design, they are relatively similar to the subject in location, dwelling size, age and some features. The comparables sold in August and September 2018 for prices of \$640,000 and \$416,000 or for \$190.14 and \$137.38 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$676,133 or \$215.81 per square foot of living area, including land, which is greater than the two best comparable sales in the record both in terms of overall market value and on a price per square foot basis. 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. Therefore, based on this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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: \_\_\_\_\_

March 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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