



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

APPELLANT: Sharon Zink  
DOCKET NO.: 19-05050.001-R-1  
PARCEL NO.: 10-36-113-003

The parties of record before the Property Tax Appeal Board are Sharon Zink, 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:** \$19,653  
**IMPR.:** \$52,805  
**TOTAL:** \$72,458

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 split-level dwelling of wood siding and brick exterior construction with 1,240 square feet of above grade living area. The dwelling was constructed in 1976. Features of the home include an unfinished basement, a finished lower level, central air conditioning, and a 624 square foot garage. The property has a 9,370 square foot site and is located in Mundelein, Fremont 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 .18 miles from the subject. Each comparable has a site with 6,250 or 7,910 square feet of land area and is improved with a split-level dwelling of brick and wood siding or vinyl siding and brick exterior construction that was built in 1975 or 1976. The dwellings have 1,101 or 1,242 square feet of above grade living area. The comparables have basements, one of which has a recreation room.

Each comparable has a lower level with finished area, central air conditioning and one fireplace. Two comparables each have a garage with 440 or 480 square feet of building area. The appellant noted appellant's comparable #3 was rehabbed in 2017. The comparables sold from January 2018 to June 2019 for prices ranging from \$180,000 to \$245,000 or from \$157.00 to \$197.26 per square foot of above grade 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 \$72,458. The subject's assessment reflects a market value of \$220,304 or \$177.66 per square foot of above grade 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 three comparable sales located within .18 miles from the subject. Board of review comparables #1 and #2 were submitted and described by the appellant as comparables #2 and #3. Board of review comparable #3 has a site with 24,260 square feet of land area and is improved with a split-level dwelling of wood siding exterior construction that was built in 1972. The dwelling has 1,363 square feet of above grade living area. The comparable has a lower level with finished area, central air conditioning, one fireplace and a garage with 600 square feet of building area. The comparables sold from July 2017 to June 2019 for prices ranging from \$195,000 to \$245,000 from \$151.14 to \$197.26 per square foot of above grade 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 a reduction in the subject's assessment is not warranted.

The record contains four comparable sales for the Board's consideration as two comparables were common to both parties. The Board gives less weight board of review comparable #3 which sold 17 months prior to the January 1, 2019, assessment data and is less likely to be reflective of market value. Furthermore, it has a considerably larger site when compared to the subject.

The Board finds the best evidence of market value to be the three remaining comparables in the record, two of which are common to both parties. These comparables overall are more similar to the subject in location, style, age, dwelling size, and some features. These comparables sold from January 2018 to June 2019 for prices ranging from \$180,000 to \$245,000 or for \$163.34 to \$197.20 per square foot of above grade living area, including land. The subject's assessment reflects a market value of \$220,304 or \$177.66 per square foot of above grade living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in a reduction in the subject's assessment is justified based on overvaluation.

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:

April 19, 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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COUNTY

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