



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

APPELLANT: Dawn Tovrog  
DOCKET NO.: 19-05737.001-R-1  
PARCEL NO.: 16-32-115-015

The parties of record before the Property Tax Appeal Board are Dawn Tovrog, 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:** \$78,109  
**IMPR.:** \$319,027  
**TOTAL:** \$397,136

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 with brick exterior construction containing 4,824 square feet of living area. The dwelling was constructed in 2008. Features of the home include a partially finished full basement, central air conditioning, two fireplaces and an attached 713 square foot garage. The property has a 14,640 square foot site and is located in Deerfield, 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 eight comparable sales that are located from .37 to .79 of a mile from the subject. Comparables #4 and #8 are located within the same neighborhood code as the subject. Three comparables have sites ranging in size from 10,200 to 17,550 square feet of land area that are improved with two-story dwellings containing from 3,930 to 5,014 square feet of living area. The homes were built from 1993 to 2005. The comparables have basements, one

of which has finished area and one has exterior access. Each comparable has central air conditioning, a fireplace and an attached garage ranging in size from 440 to 836 square feet of building area. One comparable has a concrete pool. The comparables sold from December 2017 to August 2019 for prices ranging from \$735,625 to \$890,000 or from \$172.22 to \$227.44 per square foot of living area, including land. The appellant's submission included a brief noting there were only two recent sales of comparable properties from the subject's neighborhood and they reflect a depreciation in market prices. The appellant also submitted Multiple Listing Service (MLS) data for the appellant's comparables #1 and #8, which revealed the dwellings have finished basement area and one has exterior basement access.

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 \$397,136. The subject's assessment reflects a market value of \$1,207,467 or \$250.30 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 four comparable sales that are located from 1.24 to 1.36 miles from the subject and not within the same neighborhood code as the subject. The comparables have sites ranging in size from 13,570 to 15,000 square feet of land area that are improved with two-story dwellings containing from 4,060 to 4,795 square feet of living area. The homes were built from 2004 to 2007. The comparables have basements, two of which have finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 676 to 781 square feet of building area. The comparables sold from April 2018 to May 2020 for prices ranging from \$1,060,000 to \$1,275,000 or from \$231.69 to \$307.88 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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of twelve comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #3, #4, #5, #6, #7 and #8, due to their older age and/or significantly smaller dwelling size when compared to the subject. In addition the appellant's comparable #3 has a sale date occurring greater than 12 months prior to the January 1, 2019 assessment date at issue. The Board also gives less weight to the board of review's comparables #1 and #2 due to their significantly smaller dwelling size or their sale date occurring greater than 16 months after the January 1, 2019 assessment date at issue. The Board finds the parties' remaining comparables are similar to the subject in many aspects and also sold

proximate in time to the January 1, 2019 assessment date at issue. The best comparables sold from April 2018 to May 2019 for prices ranging from \$867,000 to \$1,275,000 or from \$172.92 to \$265.90 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,207,467 or \$250.30 per square foot of living area, including land, which falls within the range established by the comparable sales in the record. Based on this evidence, the Board finds a reduction in the subject's assessment is not 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:

May 17, 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

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

APPELLANT

Dawn Tovrog, 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