



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

APPELLANT: Robert & Laurie Beck  
DOCKET NO.: 19-08448.001-R-1  
PARCEL NO.: 16-34-209-033

The parties of record before the Property Tax Appeal Board are Robert and Laurie Beck, the appellants, by attorney Jessica Hill-Magiera in Lake Zurich, 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:** \$42,131  
**IMPR.:** \$140,470  
**TOTAL:** \$182,601

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 is improved with a two-story dwelling of Dryvit exterior construction containing 3,202 square feet of living area. The dwelling was built in 1991. Features of the home include a basement that is partially finished with a recreation room, central air conditioning, two fireplaces and an integral garage located in the lower level with 484 square feet of building area.<sup>1</sup> The property has a site with approximately 7,850 square feet of land area and is located in Highland Park, Moraine Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 2,258 to 3,818 square feet of

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<sup>1</sup> Information with respect to the subject's finished basement area and garage was provided by a copy of the subject's property record card submitted by the board of review.

living area. The homes were built from 1963 to 2006. Each property has an unfinished basement, central air conditioning, one fireplace, and a garage ranging in size from 380 to 891 square feet of building area. The comparables have sites ranging in size from 6,970 to 20,473 square feet of land area and are within .39 of one mile from the subject property. The sales occurred from March 2019 to September 2019 for prices ranging from \$300,000 to \$575,000 or from \$92.65 to \$203.72 per square foot of living area, land included. The appellants requested the subject's total assessment be reduced to \$148,704.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$182,601. The subject's assessment reflects a market value of \$555,187 or \$173.39 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 improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,199 to 3,476 square feet of living area. The dwellings were built from 1954 to 2005 with comparables #3 and #4 having effective construction dates of 1977 and 1976, respectively. Each comparable has a basement with two having finished area, central air conditioning, one to three fireplaces, and an attached garage ranging in size from 440 to 671 square feet of building area. These properties have sites ranging in size from 11,940 to 17,260 square feet of land area and are located from approximately .12 to .64 of one mile from the subject property. The sales occurred from February 2018 to September 2019 for prices ranging from \$600,000 to \$745,000 or from \$178.41 to \$222.74 per square foot of living area, including land.

### **Conclusion of Law**

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains nine sales submitted by the parties to support their respective positions. The Board gives less weight to the appellants' comparables due to differences from the subject dwelling in age and/or size. The Board gives less weight to board of review sales #3 and #4 due to differences from the subject dwelling in actual age even though their effective construction dates are more like the subject in age. The Board gives most weight to board of review comparables sales #1, #2 and #5 as these comparables are most similar to the subject dwelling in age and size. Each of these comparables has a larger site than the subject suggesting a downward adjustment to the sales prices may be appropriate for land area. However, each of these comparables has one less fireplace than the subject and two comparables have unfinished basements unlike the subject's partially finished basement, suggesting that upward adjustments to the sales prices may be appropriate for these characteristics. These most similar comparables sold for prices ranging from \$600,000 to \$745,000 or from \$178.41 to \$222.74 per square foot of

living area, including land. The subject's assessment reflects a market value of \$555,187 or \$173.39 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and 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.

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Chairman



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Member



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Member



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Member



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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: July 19, 2022



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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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APPELLANT

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COUNTY

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