



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

APPELLANT: Cynthia Holck  
DOCKET NO.: 20-00223.001-R-1  
PARCEL NO.: 16-04-206-011

The parties of record before the Property Tax Appeal Board are Cynthia Holck, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County 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 **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:** \$88,941  
**IMPR.:** \$49,909  
**TOTAL:** \$138,850

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 2020 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 1,265 square feet of living area. The dwelling was constructed in 1953. Features of the home include a basement with finished area, central air conditioning, one fireplace and a 352 square foot garage. The property has an approximately 8,570 square foot site and is located in Lake Forest, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within 0.16 of a mile from the subject property. The comparables have sites that range in size from 7,800 to 11,090 square feet of land area and are improved with one-story dwellings of brick or wood siding exterior construction that range in size from 1,389 to 1,874 square feet of living area. The dwellings were built from 1948 to 1959. Three comparables have a basement, one with finished area and

two comparables each have a crawl space foundation. Three comparables have central air conditioning and each comparable has one fireplace and a garage ranging in size from 240 to 660 square feet of building area. The properties sold from August 2019 to June 2020 for prices ranging from \$300,000 to \$386,750 or from \$178.76 to \$258.56 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$101,656 which reflects a market value of \$304,998 or \$241.11 per square foot of living area, land included, when applying 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 \$143,992. The subject's assessment reflects a market value of \$432,538 or \$341.93 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% 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 0.24 of a mile from the subject property. Board of review comparable #5 is the same property as the appellant's comparable #1. The comparables have sites that range in size from 7,150 to 9,060 square feet of land area and are improved with one-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 1,089 to 1,669 square feet of living area. The homes were built from 1947 to 1956. Four comparables have a basement, with one having finished area and one comparable has a crawl space foundation. Four comparables have central air conditioning and each comparable has one fireplace and a garage ranging in size from 231 to 528 square feet of building area. The properties sold from April 2019 to November 2020 for prices ranging from \$370,000 to \$460,000 or from \$258.56 to \$422.41 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 nine comparable sales for the Board's consideration with one property being common to both parties. The Board gives less weight to the appellant's comparables #1, #3, #4 and #5 along with board of review comparables #2 and #5 which includes the common comparable. These properties differ from the subject in dwelling size and/or foundation type. The Board also gives less weight to board of review comparable #1 which, given its sale price and smaller dwelling size, appears to be an outlier relative to other comparables in the record.

The Board finds the best evidence of market value to be the remaining three comparables which are more similar to the subject in location, age, design, dwelling size and some features. These comparables sold from April 2019 to October 2020 for prices of \$300,000 or \$415,000 or from \$215.96 to \$372.87 per square foot of living area, including land. Board of review comparable

#4 is most similar to the subject and sold for \$415,000 or \$341.85 per square foot of living area, land included. The subject's assessment reflects a market value of \$432,538 or \$341.93 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record on an overall value basis and within the range on a per square foot basis. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment is 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:

September 20, 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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