



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

APPELLANT: Gerry Jandeska  
DOCKET NO.: 20-00493.001-R-1  
PARCEL NO.: 02-22-201-039

The parties of record before the Property Tax Appeal Board are Gerry Jandeska, 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:** \$8,856  
**IMPR.:** \$79,876  
**TOTAL:** \$88,732

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 two-story dwelling of wood siding exterior construction with 2,260 square feet of living area. The dwelling was constructed in 2006. Features of the home include a walkout basement, central air conditioning, a fireplace and a 520 square foot garage. The property has an 8,499 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located within .53 miles from the subject. The comparables have sites ranging in size from 7,797 to 8,194 square feet of land area and are improved with two-story dwellings of wood frame exterior construction that were built from 2004 to 2019. The dwellings range in size from 2,152 to 2,498 square feet of living area. Each comparable has a basement, central air conditioning and a garage ranging in size from 380

to 480 square feet of building area. One comparable has a fireplace. The comparables sold from January 2019 to July 2020 for prices ranging from \$229,990 to \$284,000 or from \$96.47 to \$114.52 per square foot of 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 \$88,732. The subject's assessment reflects a market value of \$266,543 or \$117.94 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 .53 miles from the subject as comparable #2 was a duplicate sale of appellant's comparable #5.<sup>1</sup> The comparables have sites ranging in size from 7,800 to 11,310 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that were built from 2004 to 2006. The dwellings range in size from 2,116 to 2,568 square feet of living area and have basements, one of which is a walkout design and three of which are finished with a recreation room. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 420 to 520 square feet of building area. The comparables sold from April 2019 to September 2020 for prices ranging from \$240,000 to \$298,000 or from \$111.11 to \$119.09 per square foot of living area, including land.

### **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 ten suggested comparable sales for the Board's consideration as one comparable was common to both parties. The Board gives less weight to appellant's comparables #1 through #4 and #6 as each comparable is less similar in age when compared to the subject. The Board finds the best evidence of the subject's market value to be the board of review comparables which includes the parties' common comparable. These comparables are most similar to the subject in age with varying degrees of similarity in location, dwelling size and features. However, three comparables have finished basement area unlike the subject suggesting downward adjustments to make them more equivalent to the subject. These comparables sold from April 2019 to September 2020 for prices ranging from \$240,000 to \$298,000 or from \$111.11 to \$119.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$266,543 or \$117.94 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence and after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value reflected by the assessment is supported and a reduction in the subject's assessment is not justified.

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<sup>1</sup> The board of review disclosed this comparable has finished basement area that was not reported by the appellant.

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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COUNTY

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