



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

APPELLANT: Sara Rogers  
DOCKET NO.: 20-00606.001-R-1  
PARCEL NO.: 10-33-104-002

The parties of record before the Property Tax Appeal Board are Sara Rogers, 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:** \$45,415  
**IMPR.:** \$163,684  
**TOTAL:** \$209,099

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 2-story dwelling of dryvit and stone exterior construction<sup>1</sup> with 3,921 square feet of living area. The dwelling was constructed in 2009. Features of the home include a basement, central air conditioning, a fireplace, and a 683 square foot garage. The property has a 40,001 square foot site and is located in Hawthorn Woods, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on comparable sales. The comparables are located from 0.06 of a mile to 1.37 miles from the subject and one comparable is located within the same assessment neighborhood code as the subject. The parcels range in size from 40,040 to 44,740 square feet of

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<sup>1</sup> Additional details regarding the subject property not reported by the appellant are found in the subject's property record card presented by the board of review.

land area and are improved with 2-story homes ranging in size from 3,459 to 4,628 square feet of living area. The dwellings were built in 1994 or 2007. Each home has a basement, one of which has finished area,<sup>2</sup> central air conditioning, a fireplace, and a garage ranging in size from 726 to 870 square feet of building area. The comparables sold from May 2019 to April 2020 for prices ranging from \$495,000 to \$685,000 or from \$143.10 to \$165.90 per square foot of living area, including land.

The appellant also submitted a brief asserting a lack of sales in the subject's neighborhood and contending that comparables #1 and #2 were recently rehabbed as depicted in listing sheets for these properties presented by the appellant.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$191,816 which would reflect a market value of \$575,506 or \$146.78 per square foot of living area, including land, 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 \$209,099. The subject's assessment reflects a market value of \$628,114 or \$160.19 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 three comparable sales where comparable #2 is the same property as the appellant's comparable #3. The comparables are located from 0.06 of a mile to 1.18 miles from the subject and two comparables are located within the same assessment neighborhood code as the subject. The comparables have either 40,000 or 42,440 square feet of land area and are improved with 2-story homes of brick and stucco or brick and wood siding exterior construction ranging in size from 3,466 to 4,176 square feet of living area. The dwellings were built from 2006 to 2019. Each home has a basement, one of which has finished area, central air conditioning, and a garage ranging in size from 726 to 1,050 square feet of building area. Two homes have one or two fireplaces. The comparables sold in March and September 2020 for prices ranging from \$575,000 to \$687,000 or from \$143.20 to \$171.88 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.

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<sup>2</sup> Comparable #3 is the same property as the board of review's comparable #2 described as having finished basement area, which was not refuted by the appellant in written rebuttal.

The record contains a total of five comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparable #2 and the board of review's comparable #3, which are located more than one mile from the subject property. The Board gives less weight to the appellant's comparable #1, which is a much older home than the subject dwelling.

The Board finds the best evidence of market value to be the appellant's comparable #3/board of review's comparable #2 and the board of review's comparable #1, which are relatively similar to the subject in dwelling size, age, site size, location, and features. These most similar comparables sold in March and September 2020 for prices of \$575,000 and \$687,000 or \$165.90 and \$171.88 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$628,114 or \$160.19 per square foot of living area, including land, which is bracketed by the best comparable sales in terms of total market value and is below the best comparables on a price per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, 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:

August 23, 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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