



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

APPELLANT: Linda Atristain  
DOCKET NO.: 20-00931.001-R-1  
PARCEL NO.: 13-21-105-012

The parties of record before the Property Tax Appeal Board are Linda Atristain, 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:** \$24,240  
**IMPR.:** \$102,941  
**TOTAL:** \$127,181

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 2,484 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 462 square foot garage. The property has a 10,454 square foot site and is located in River Grove, Cuba Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located from .04 to .16 miles from the subject and within the same neighborhood as the subject. The comparables have sites ranging in size from 9,148 to 13,068 square feet of land area and are improved with two-story dwellings of frame or frame and brick exterior construction that were built in 1993. The dwellings range in size from 2,244 to 2,800 square feet of living area and have basements, one of which has finished

area. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 441 to 704 square feet of building area. The comparables sold from April 2019 to June 2020 for prices ranging from \$315,000 to \$430,000 or from \$123.21 to \$162.61 per square foot of living area, including land. The appellant described differences between the subject and the comparables. 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 \$127,181. The subject's assessment reflects a market value of \$382,040 or \$153.80 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 four comparable sales located from .16 to .46 miles from the subject, two of which are in the same neighborhood as the subject. Board of review comparables #1 and #2 are duplicate sales of appellant's comparables #3 and #4. The comparables have sites ranging in size from 10,020 to 55,210 square feet of land area and are improved with two-story dwellings of brick, wood siding, or brick and wood siding exterior construction that were built from 1970 to 1993. The dwellings range in size from 2,244 to 2,800 square feet of living area. The comparables have basements, two of which are finished with a recreation room. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 462 to 704 square feet of building area. These comparables sold in August 2019 to June 2020 for prices ranging from \$364,900 to \$469,000 or from \$153.57 to \$173.52 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 record contains six suggested comparable sales for the Board's consideration as two comparables were common to both parties. The Board give less weight to board of review comparables #3 and #4 as both comparables are located on a significantly larger site in a different neighborhood when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparables which includes the two common comparables. These comparables are relatively similar to the subject in location, age, dwelling size and features when compared to the subject. However, the parties' common comparable (appellant's comparable #3/board of review comparable #1) has finished basement and a larger garage when compared to the subject suggesting downward adjustments to make it more equivalent to the subject. These comparables sold from April 2019 to June 2020 for prices ranging from \$315,000 to \$430,000 or from \$123.21 to \$162.61 per square foot of

living area, including land. The subject's assessment reflects a market value of \$382,040 or \$153.80 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 comparable sales for differences when compared to the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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

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

APPELLANT

Linda Atristain, 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