



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

APPELLANT: Mark Zyrkowski  
DOCKET NO.: 20-00934.001-R-1  
PARCEL NO.: 13-16-203-015

The parties of record before the Property Tax Appeal Board are Mark Zyrkowski, 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:** \$38,976  
**IMPR.:** \$128,072  
**TOTAL:** \$167,048

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 brick and frame exterior construction with 2,851 square feet of living area. The dwelling was constructed in 1974. Features of the home include a basement finished with a recreation room, central air conditioning, a fireplace and a 783 square foot garage. The property has an approximately 42,025 square foot site and is located in Lake Barrington, 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 with the same assessment neighborhood code as the subject and located from 1.21 to 2.64 miles from the subject property. The comparables have sites that range in size from 40,069 to 41,786 square feet of land area. The comparables are improved with two-story dwellings of frame or frame and brick exterior construction ranging in size from 2,359 to 2,976 square feet of living area. The dwellings were

built from 1970 to 1978. The comparables each have a basement, two of which are finished with a recreation room and one is a walk-out design. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 431 to 891 square feet of building area. The properties sold from August 2019 to July 2020 for prices ranging from \$335,000 to \$580,000 or from \$142.01 to \$194.89 per square foot of living area, including land. The appellant noted differences between the comparables and the subject. The appellant also provided a listing sheet for comparable #4 indicating the dwelling was rehabbed in 2010. Based on this evidence, the appellant requested the subject's assessment be reduced to \$154,889, which would reflect a market value of \$464,713 or \$163.00 per square foot of living area, including land, when using 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 \$167,048. The subject's assessment reflects a market value of \$501,796 or \$176.01 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 with the same assessment neighborhood code as the subject and located from .95 of a mile to 2.30 miles from the subject property. Board of review's comparable #3 is the same property as the appellant's comparable #4. The comparables have sites that range in size from 27,700 to 40,650 square feet of land area. The comparables are improved with one-story or two-story dwellings of wood siding or aluminum siding exterior construction ranging in size from 2,531 to 3,201 square feet of living area. The dwellings were built from 1969 to 1980. Each comparable has a basement finished with a recreation room, central air conditioning, two fireplaces and a garage ranging in size from 440 to 891 square feet of building area. The properties sold in August and November 2019 for prices ranging from \$520,000 to \$580,000 or from \$178.07 to \$205.45 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 a total of six suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the appellant's comparables #1 and #2 due to their lack of a basement recreation room, a feature of the subject. Furthermore, the appellant's comparable #1 has a smaller dwelling size when compared to the subject and appellant's comparable #2 is located more than 2 miles away from the subject. The Board gives reduced weight to board of review comparable #1 due to its smaller site size, distant location and dissimilar one-story design when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparable sales, which includes the common sale. The Board finds these comparables are overall more similar to the subject in location, dwelling size, design, age and features. These three comparables sold in August 2019 and June 2020 for prices ranging from \$435,000 to \$580,000 or from \$175.40 to \$205.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$501,796 or \$176.01 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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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