



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

APPELLANT: Carole Stroh  
DOCKET NO.: 20-01494.001-R-1  
PARCEL NO.: 12-21-305-017

The parties of record before the Property Tax Appeal Board are Carole Stroh, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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:** \$151,645  
**IMPR.:** \$9,634  
**TOTAL:** \$161,279

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 split-level dwelling of brick exterior construction with 1,722 square feet of living area. The dwelling was constructed in 1956. Features of the home include a lower level with finished area, central air conditioning, two fireplaces, and a 529 square foot garage. The property has an approximately 28,520 square foot site and is located in Lake Bluff, Shields 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 presented in two grid analyses. The comparables are located from 0.06 of a mile to 1.05 miles from the subject. The parcels range in size from 12,000 to 26,480 square feet of land area and are improved with ranch-style, split-level, or 1.5-story homes of brick or wood siding exterior construction ranging in size from 1,437 to 2,051 square feet of living area. The dwellings were constructed from 1954 to 1964. Two

homes each have a basement, one of which has finished area, one home has a lower level with finished area, one home has a crawl space foundation, and one home has a concrete slab foundation. Four homes have central air conditioning. Each home has a fireplace and a garage ranging in size from 356 to 528 square feet of building area. The comparables sold from April 2019 to July 2020 for prices ranging from \$337,500 to \$506,500 or from \$178.48 to \$256.85 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment to \$117,531 which would reflect a market value of \$352,628 or \$204.78 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 \$161,279. The subject's assessment reflects a market value of \$484,467 or \$281.34 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. The comparables are located from 0.27 to 0.90 of a mile from the subject and one comparable is within the same assessment neighborhood code as the subject. The parcels range in size from 11,210 to 20,000 square feet of land area and are improved with ranch-style or split-level homes of brick, wood siding, or brick and wood siding exterior construction ranging in size from 1,394 to 1,664 square feet of living area. The dwellings were built from 1958 to 1975. Two homes each have a lower level with finished area and one home has a basement with finished area. Each home has central air conditioning, one or two fireplaces, and a garage ranging in size from 484 to 548 square feet of building area. The comparables sold from January 2019 to October 2020 for prices ranging from \$449,900 to \$580,000 or from \$322.03 to \$348.56 per square foot of living area, including land. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #3, #4, and #5, which lack a basement with finished area or a lower level with finished area, compared to the subject's lower level with finished area. The Board gives less weight to the appellant's comparable #2, which is located more than a mile from the subject. The Board also gives less weight to the board of review's comparable #3, which is a much smaller home than the subject dwelling.

The Board finds the best evidence of market value to be the appellant's comparable #1 and the board of review's comparables #1 and #2, which are relatively similar to the subject in dwelling

size, location, and some features, although one comparable is a much newer home than the subject, one comparable has a much smaller lot than the subject, and two comparables are ranch-style homes with basements compared to the subject split-level home with a lower level, suggesting that adjustments to these comparables would be needed to make them more similar to the subject. These most similar comparables sold from January 2019 to October 2020 for prices ranging from \$475,000 to \$580,000 or from \$256.85 to \$348.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$484,467 or \$281.34 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. 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:

November 22, 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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