



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

APPELLANT: Leta Gold  
DOCKET NO.: 20-03399.001-R-1  
PARCEL NO.: 15-36-209-003

The parties of record before the Property Tax Appeal Board are Leta Gold, 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 **A Reduction** 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:** \$79,359  
**IMPR.:** \$112,542  
**TOTAL:** \$191,901

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 wood siding exterior construction with 3,181 square feet of living area. The dwelling was constructed in 1998. Features of the home include a basement, central air conditioning, a fireplace, and a 464 square foot garage. The property has a 10,799 square foot site and is located in Riverwoods, Vernon 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 presented in two grid analyses. The comparables are located within 0.24 of a mile from the subject. The parcels range in size from 9,204 to 11,158 square feet of land area and are improved with 2-story homes of frame exterior construction ranging in size from 2,922 to 3,411 square feet of living area. The dwellings were built in 1995 or 1996. Each home has a basement, two of which have finished area, central air

conditioning, one or two fireplaces, and a garage ranging in size from 464 to 642 square feet of building area. The comparables sold from May 2019 to April 2020 for prices ranging from \$470,000 to \$635,000 or from \$154.30 to \$207.05 per square foot of living area, including land.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$191,901 which would reflect a market value of \$575,761 or \$181.00 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 \$201,443. The subject's assessment reflects a market value of \$605,116 or \$190.23 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 where comparable #1 is the same property as the appellant's comparable #4. The comparables are located from 0.11 to 0.98 of a mile from the subject. Four comparables have sites ranging in size from 9,200 to 89,050 square feet of land area. The comparables are improved with 1-story or 2-story homes of brick or wood siding exterior construction ranging in size from 2,559 to 3,396 square feet of living area. The dwellings were built from 1965 to 1996 with the oldest home having an effective age of 1980. Four homes each have a basement, three of which have finished area, and one home has a concrete slab foundation. Each home has a central air conditioning and a garage ranging in size from 600 to 1,128 square feet of building area. Four homes each have one to three fireplaces. Comparables #3 and #4 each have an inground swimming pool. The comparables sold from May to October 2019 for prices ranging from \$585,000 to \$887,500 or from \$195.00 to \$312.23 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of eight comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparable #3, the appellant's comparable #4/board of review's comparable #1, and the board of review's comparables #2 through #5, due to substantial differences from the subject in design, dwelling size, age, foundation type, basement finish, and/or inground swimming pool amenity.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2, which are similar to the subject in dwelling size, age, location, and features. These most similar

comparables sold in July 2019 and April 2020 for prices of \$615,000 and \$470,000 or for \$180.30 and \$154.30 per square foot of living area, including land. The subject's assessment reflects a market value of \$605,116 or \$190.23 per square foot of living area, including land, which is bracketed by the best comparable sales in terms of total market value and is above 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 commensurate with the appellant's request is 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

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:

February 21, 2023



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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