



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

APPELLANT: Ray Basso  
DOCKET NO.: 20-03570.001-R-1  
PARCEL NO.: 16-03-101-004

The parties of record before the Property Tax Appeal Board are Ray Basso, 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:** \$121,597  
**IMPR.:** \$279,486  
**TOTAL:** \$401,083

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 2.5-story dwelling of wood siding exterior construction with 4,542 square feet of living area.<sup>1</sup> The dwelling was constructed in 1998. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 600 square foot garage. The property has an approximately 15,970 square foot site and is located in Lake Forest, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from 1.11 to 1.56 miles from the subject property. The comparables have sites that range in size from 12,750 to 63,162 square

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<sup>1</sup> The Board finds the best description of the subject property is found in the subject's property record card submitted by the board of review revealing the dwelling has a wood siding exterior construction and a finished basement, which was not refuted by the appellant.

feet of land area. The comparables are improved with 2-story dwellings ranging in size from 3,784 to 4,814 square feet of living area. The dwellings were built from 1956 to 1995 with comparables #1 and #3 having reported effective ages of 1986 and 2004, respectively. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 528 to 840 square feet of building area. The appellant also provided the listing sheet for comparable #1 which disclosed the dwelling was rehabbed in 2018. The comparables sold from April to November 2019 for prices of \$709,000 and \$1,150,000 or from \$187.37 to \$302.95 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$330,019, which would reflect a market value of \$990,156 or \$218.00 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 \$401,083. The subject's assessment reflects a market value of \$1,204,815 or \$265.26 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 .08 to 1.42 miles from the subject property. The comparables have sites that range in size from 32,870 to 58,770 square feet of land area. The board of review reported the comparables are improved with 1-story,<sup>2</sup> 1.5-story or 2-story dwellings of stucco, stucco and stone, wood siding or brick and wood siding exterior construction ranging in size from 4,268 to 5,667 square feet of living area. The dwellings were built from 1986 to 2017. Each comparable has a basement with finished area, central air conditioning, two to five fireplaces and either one or two garages ranging in size from 264 to 1,040. Comparable #1 has an inground swimming pool. The comparables sold from February 2019 to September 2020 for prices ranging from \$1,950,000 to \$2,875,000 or from \$377.86 to \$632.29 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 seven suggested comparable sales for the Board's consideration, as one sale was common to the parties. The Board finds none of the comparables are truly similar to the subject due to significant differences in location, site size, dwelling size, design, age and/or features. Nevertheless, the Board has given less weight to the appellant's comparables #1 and

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<sup>2</sup> The board of review's comparable #4 has a ground floor area of 1,965 square feet with an above ground area of 4,268 square feet, suggesting the dwelling is part two-story in design.

#3, as well as board of review comparables #1 and #3 due to their less similar dwelling size and/or age when compared to the subject. Furthermore, board of review comparable #1 has an inground swimming pool, not a feature of the subject. The Board has also given less weight to board of review comparable #2 as it appears to be an outlier due to its considerably higher sale price of \$2,875,000 or \$632.29 per square foot of living area, including land, when compared to the other sales in the record.

The Board finds the best evidence of market value to be the appellant's comparable #2 and board of review comparable #4, which are relatively similar to the subject in dwelling size and age. These two comparables sold in November 2019 and July 2020 for prices of \$1,150,000 and \$1,950,000 or for \$238.89 and \$456.59 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,204,815 or \$265.26 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's 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.

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Chairman



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Member



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Member



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Member



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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: March 21, 2023



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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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