



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

APPELLANT: Wendy Rasky
DOCKET NO.: 20-03613.001-R-1
PARCEL NO.: 15-33-210-040

The parties of record before the Property Tax Appeal Board are Wendy Rasky, 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: \$33,983
IMPR.: \$96,639
TOTAL: \$130,622

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 single-family dwelling of wood siding exterior construction with 1,549 square feet of above-grade living area. The dwelling was constructed in 1979. Features of the home include a finished lower level, a basement, central air conditioning, a fireplace and a 460 square foot garage. The property has an approximately 11,736 square foot site and is located in Buffalo Grove, Vernon 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 in the same assessment neighborhood code as the subject and within .29 of a mile from the subject. The comparable parcels range in size from 7,350 to 9,191 square feet of land area and are improved with split-level dwellings of frame exterior construction. The dwellings were built in 1980 or 1982 and range in size from 1,454 to 1,852 square feet of above-grade living area. Each home has a

finished lower level and two of the comparables have basements. Each dwelling has central air conditioning and a garage ranging in size from 460 to 524 square feet of building area. One home has a fireplace. The comparables sold from May to November 2019 for prices ranging from \$295,000 to \$380,000 or from \$191.68 to \$245.32 per square foot of living area, including land. As part of the submission, the appellant reported that comparable #3 was recently rehabbed. The underlying Multiple Listing Service (MLS) listing sheet for the sale depicts that the rehab occurred in 2012.

Based on this evidence, the appellant requested a total reduced assessment of \$107,903 which would reflect a market value of approximately \$323,741 or \$209.00 per square foot of above-grade 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 \$130,622. The subject's assessment reflects a market value of \$392,376 or \$253.31 per square foot of above-grade 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, where board of review comparable #3 is the same property as appellant's comparable #3. The comparables are located in the same assessment neighborhood code as the subject and within .19 of a mile from the subject property. The comparable parcels range in size from 6,830 to 9,190 square feet of land area and are improved with split-level dwellings of wood siding or stone and wood siding exterior construction. The dwellings were built in either 1979 or 1982 and contain either 1,454 or 1,549 square feet of above-grade living area. Each home has a lower level and comparable #3 also has a basement. Features include central air conditioning and either a 460 or a 524 square foot garage. One dwelling has a fireplace. The comparables sold from August 2019 to December 2020 for prices ranging from \$380,000 to \$450,000 or from \$245.32 to \$309.49 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 parties submitted a total of five comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 which is larger than the subject dwelling.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with the board of review comparable sales, which includes the parties' common

comparable. These four properties are similar to the subject in location, age, dwelling size and several features. These most similar comparables sold from August 2019 to December 2020 for prices ranging from \$295,000 to \$450,000 or from \$202.89 to \$309.49 per square foot of above-grade living area, including land. The subject's assessment reflects a market value of \$392,376 or \$253.31 per square foot of above-grade living area, including land, which is within the range established by the best comparable sales in this record and justified by the most similar common comparable presented by the parties which includes both a lower level and a basement like the subject. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to 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:

December 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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