



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

APPELLANT: Heidi Sakol
DOCKET NO.: 20-03639.001-R-1
PARCEL NO.: 15-32-103-079

The parties of record before the Property Tax Appeal Board are Heidi Sakol, 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: \$30,765
IMPR.: \$84,717
TOTAL: \$115,482

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 one-story dwelling of wood siding exterior construction with 2,056 square feet of living area. The dwelling was constructed in 1973 and has an effective age of 1975. Features of the home include a crawl space foundation, central air conditioning, a fireplace and a 420 square foot garage. The property has an approximately 8,775 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 four comparable properties with the same assessment neighborhood code as the subject and located within .58 of a mile from the subject property. The appellant reported that comparable #1 was purchased January 2019 for a price of \$250,000 and

resold as a recent rehab in October 2019 for a price of \$321,000.¹ The comparables have sites that range in size from 8,775 to 12,302 square feet of land area. The comparables are improved with one-story dwellings of frame exterior construction with 1,870 or 2,056 square feet of living area. The dwellings were built in 1970 or 1971 with comparables #1, #2 and #3 having reported effective ages of 1972 or 1973. Each comparable has a crawl space foundation, central air conditioning, one or two fireplaces and a garage containing either 420 or 442 square feet of building area. The comparables sold from January to October 2019 for prices ranging from \$250,000 to \$365,000 or from \$121.60 to \$177.53 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$111,698, which would reflect a market value of \$335,128 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 \$115,482. The subject's assessment reflects a market value of \$346,897 or \$168.72 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 properties which are duplicates of the appellant's comparables that were previously described. The board of review reiterated the sale dates and sale prices of the comparables, excluding the January 2019 sales data for comparable #1 that was reported by the appellant. 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 five suggested comparable sales for the Board's consideration, as one property sold twice. Four of the comparable sales were common to both parties. The Board has given less weight to the January 2019 sale of the appellant's comparable #1, as the sale price of \$250,000 or \$121.60 per square foot of living area, including land, appears to be an outlier when compared to the other sales in the record. Furthermore, the evidence indicates the dwelling was rehabbed and resold in October 2019 for a price of \$321,000 or \$156.13 per square foot of living area, including land, suggesting the dwelling may have had a condition issue at the time of the January 2019 sale date.

¹ The appellant provided MLS listing sheets for comparables #1 and #4 which disclosed the dwellings were rehabbed in 2019 and 2012, respectively.

The Board finds the best evidence of market value to be the parties' remaining comparable sales. The Board finds the comparables are identical to the subject in dwelling size and are similar to the subject in location, design, age and some features. The comparables sold from April to October 2019 for prices ranging from \$321,000 to \$365,000 or from \$156.13 to \$177.53 per square foot of living area, including land. The subject's assessment reflects a market value of \$346,897 or \$168.72 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

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: January 17, 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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