



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

APPELLANT: William Lindquist  
DOCKET NO.: 20-04203.001-R-1  
PARCEL NO.: 12-31-403-014

The parties of record before the Property Tax Appeal Board are William Lindquist, 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:** \$123,235  
**IMPR.:** \$188,067  
**TOTAL:** \$311,302

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 1.5-story dwelling of brick exterior construction with 3,811 square feet of living area. The dwelling was constructed in 1984. Features of the home include a basement finished with a recreation room<sup>1</sup>, central air conditioning, two fireplaces, and an 891 square foot garage. The property has an approximately 39,910 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparable sales with the same neighborhood code as the subject property and located within 0.69 of a mile from the subject. The appellant reported that the comparables are improved with 1-story, 1.5-story, 1.75-story, or 2-story dwellings that range

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<sup>1</sup> The best description of the subject's basement was found in the property record card presented by the board of review.

in size from 3,361 to 4,217 square feet and are situated on sites that range in size from 26,511 to 77,972 square feet of land area. The dwellings were built from 1966 to 1983. Each comparable is reported to have a basement<sup>2</sup>, central air conditioning, one fireplace, and a 506 to 1,240 square foot garage. The appellant also indicated comparables #2 and #5 were rehabbed in 2018 and 1998, respectively. The properties sold from January 2019 to July 2020 for prices ranging from \$645,000 to \$927,500 or from \$152.95 to \$254.60 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$247,690 reflecting a market value of \$743,144 or \$195.00 per square foot of living area, land included, 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 \$311,302. The subject's assessment reflects an estimated market value of \$935,122 or \$245.37 per square foot of living area, land included, when applying the 2020 three-year average median level of assessment for Lake County of 33.29%.

In support of the subject's assessment, the board of review submitted information on four comparable sales that are located within 0.31 of a mile to 1.50 miles from the subject and with two of these comparables having the same neighborhood code as the subject property. Board of review comparable #2 is the same property as the appellant's comparable #3. These four comparables are improved with 1.5-story or 2-story<sup>3</sup> dwellings of brick, wood siding, or brick and wood siding exterior construction that range in size from 3,168 to 3,999 square feet with three of these comparables situated on sites that range in size from 10,110 to 77,970 square feet of land area. The dwellings were built from 1978 to 1986. Each comparable has a basement with three finished with recreation rooms, central air conditioning, two or three fireplaces, and a 441 to 896 square foot garage. The properties sold from May 2019 to October 2020 for prices ranging from \$927,500 to \$1,015,000 or from \$253.81 to \$305.40 per square foot of living area, land included. 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 nine comparable sales for the Board's consideration, including the parties' one common comparable. The Board gives less weight to the appellant's comparables #1 and #4, appellant comparable #3/board of review #2, as well as board of review comparables #3 and

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<sup>2</sup> MLS listings for appellant comparables #2 and #5 indicate they have finished basements.

<sup>3</sup> The parties' common comparable has ground floor area of 1,671 with above ground area of 3,643 square feet suggesting this may be a part 2-story dwelling.

#4 which differ from the subject in dwelling size, lot size, and/or are less proximate in location to the subject than the other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparable #2, #5, and #6 as well as board of review comparable #1 which are more similar to the subject in location, dwelling size, and most features. The appellant's comparables #2 and #5 are older homes than the subject suggesting upward adjustments to them for this difference may be necessary to make them more equivalent to the subject. Nevertheless, these properties sold from March 2019 to October 2020 for prices ranging from \$682,875 to \$1,015,000 or from \$169.57 to \$253.81 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$935,122 or \$245.37 per square foot of living area, land included, which falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's assessment is not 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: 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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COUNTY

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