



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

APPELLANT: Bobbie Hornacek  
DOCKET NO.: 20-04206.001-R-1  
PARCEL NO.: 12-31-213-014

The parties of record before the Property Tax Appeal Board are Bobbie Hornacek, 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:** \$107,585  
**IMPR.:** \$61,535  
**TOTAL:** \$169,120

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 ranch-style dwelling of brick exterior construction with 2,699 square feet of living area. The dwelling was built in 1951. Features of the home include a concrete slab foundation, central air conditioning, one fireplace, and a 572 square foot attached garage. The home also has a finished attic. The property has an approximately 26,035 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 five comparable sales with the same assessment neighborhood code as the subject property and located within 0.82 of a mile from the subject. The comparables have sites that range in size from 23,130 to 84,071 square feet of land area. The comparables are improved with 1-story dwellings ranging in size from 2,787 to 3,223 square feet of living area. The dwellings were built from 1950 to 1969. Two comparables each have a

finished basement and three comparables reportedly lack basements. Each comparable has central air conditioning, one fireplace, and a 440 to 931 square foot garage. The properties sold from April 2019 to May 2020 for prices ranging from \$520,000 to \$600,000 or from \$170.65 to \$215.29 per square foot of living area, land included.

The appellant also supplied supplemental notes that indicated comparable #2 was rehabbed in 2018.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$169,120, which would reflect a market value of \$507,411 or \$188.00 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The appellant also submitted a copy of the decision of the board of review disclosing the subject property had a total assessment of \$208,812 reflecting a market value of \$627,251 or \$232.40 per square foot of living area, including land, 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 the subject's assessment, the board of review submitted information on five comparable sales with the same neighborhood code as the subject property and located within 0.97 of a mile from the subject. Board of review comparables #2, #3 and #4 are the same properties as the appellant's comparables #2, #3, and #4, respectively. The comparables have sites that range in size from 20,650 to 84,070 square feet of land area. These comparables are improved with 1-story dwellings of brick, wood siding, or brick and wood siding exterior construction that range in size from 2,656 to 3,096 square feet of living area. The dwellings were built from 1950 to 1959. Two comparables each have an unfinished basement and three comparables each have a concrete slab foundation. Each comparable has central air conditioning, one or two fireplaces, and a 306 to 762 square foot garage. Comparable #3 as an additional 625 square foot detached garage. The properties sold from June 2019 to August 2020 for prices ranging from \$360,000 to \$655,000 or from \$132.11 to \$246.61 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains seven comparable sales for the Board's consideration, including the parties' three common comparables. The Board gives less weight to the appellant's comparables #1 and #5, appellant #4/board of review #4, as well as board of review comparable #1 which differ from the subject in dwelling size and/or have basements, not a feature of the subject. The Board gives less weight to board of review #5 which appears to be an outlier with an estimated market value, based on its sale price, that is considerably less than the other comparables in the record.

The Board finds the best evidence of market value to be the parties' two remaining comparables, which are two of the parties' common comparables. These two comparables are more similar to the subject in age, dwelling size, and most features and sold in December 2019 and May 2020 for prices of \$542,000 and \$570,000 or \$184.04 and \$184.11 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$507,411 or \$188.00 per square foot of living area, land included, which falls below the two best comparable sales on an overall estimated market value basis but above on a per square foot basis. 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 not supported and a reduction in the subject's assessment commensurate with the subject's request 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:

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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Bobbie Hornacek, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085