



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

APPELLANT: Keri Falls  
DOCKET NO.: 20-04230.001-R-1  
PARCEL NO.: 12-28-316-005

The parties of record before the Property Tax Appeal Board are Keri Falls, 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:** \$94,277  
**IMPR.:** \$155,698  
**TOTAL:** \$249,975

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-story dwelling of stucco exterior construction with 2,696 square feet of living area. The dwelling was constructed in 1924 and a reported effective year built of 1940. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 400 square foot garage. The property has a 10,880 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 four comparable sales located from .32 to 1.06 miles from the subject. The comparables have sites ranging in size from 10,150 to 25,020 square feet of land area and are improved with 1.75-story or 2-story dwellings ranging in size from 2,565 to 3,040 square feet of living area. The dwellings were constructed from 1900 to 1930. Each comparable has a basement with two having finished area, central air conditioning, one fireplace

and a garage ranging in size from 240 to 624 square feet of building area. The comparables sold from March to November 2019 for prices ranging from \$525,000 to \$760,000 or from \$195.46 to \$276.65 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$249,975. The subject's assessment reflects a market value of \$750,901 or \$278.52 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 five comparable sales located within .90 of a mile from the subject. Comparable #4 is the same property as board of review comparable #4. These properties have sites ranging in size from 5,370 to 13,270 square feet of land area and are improved with 1.5 to 2.5-story dwellings of brick, stucco or wood siding exterior construction ranging in size from 2,508 to 3,003 square feet of living area and were built from 1900 to 1928 with comparables #2, #3 and #5 having effective years built of 1939, 1932 and 1948, respectively. Each comparable has a basement with finished area, central air conditioning, one fireplace and a garage ranging in size from 440 to 690 square feet of building area. The comparables sold from April 2019 to December 2020 for prices ranging from \$745,000 to \$915,000 or from \$264.74 to \$356.86 per square foot of living area, land included. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

### **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 eight comparable sales for the Board's consideration as one comparable was common to both parties. The Board gives less weight to appellant's comparable #1 which has a significantly larger site that is located over 1 mile from the subject. Furthermore, it appears to be an outlier as it sold considerably less than the other comparables in the record. The Board gives less weight to appellant's comparable #5 as well as board of review comparable #2 due to their differences from the subject in dwelling size.

The Board finds the best evidence of market value to be the parties' remaining comparables which includes the common comparable. These comparables are similar to the subject in location, age, dwelling size and features. These comparables sold from April 2019 to December 2020 for prices ranging from \$705,000 to \$915,000 or from \$274.85 to \$356.86 per square foot of living area, including land. The subject's assessment reflects a market value of \$750,901 or \$278.52 per square foot of living area, including land, which is within the range established by the best comparable sales 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. Based on this evidence, 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:

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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