



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

APPELLANT: Cal Beisswanger  
DOCKET NO.: 20-04290.001-R-1  
PARCEL NO.: 05-02-403-004

The parties of record before the Property Tax Appeal Board are Cal Beisswanger, 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:** \$36,889  
**IMPR.:** \$123,105  
**TOTAL:** \$159,994

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 wood siding exterior construction with 2,359 square feet of living area.<sup>1</sup> The dwelling was constructed in 1974 but has a 1981 effective age. Features of the home include a crawl-space foundation, a fully finished attic, central air conditioning, three fireplaces and a detached 816 square foot garage. The property has an approximately 18,680 square foot site and is located in Ingleside, Grant Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on two comparable sales that are located .27 and .40 of a mile from the subject. The comparables have sites of 7,497 and 20,360 square feet of land area that are improved with 2-story dwellings of frame exterior construction containing 2,520 and 2,749

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<sup>1</sup> The Board finds the subject contains 2,359 square feet of living area based on the Property Record Card (PRC) submitted by the board of review.

square feet of living area. The dwellings were built in 1990. The comparables have central air conditioning and a fireplace. One comparable has an attached 621 square foot garage, a gazebo and a shed. The comparables sold in July 2019 and July 2020 for prices of \$568,000 and \$385,000 or \$206.62 and \$152.78 per square foot of living area, including land, respectively. The appellant's comparable grid included the subject, which the appellant listed as selling in April 2018 for \$387,500.

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 \$159,994. The subject's assessment reflects a market value of \$480,607 or \$203.73 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 sales that are located from .30 of a mile to 1.39 of a mile from the subject. The comparables have sites ranging in size from 17,030 to 29,490 square feet of land area that are improved with 1-story, 1.5-story or 2-story dwellings of wood siding exterior construction ranging in size from 2,091 to 2,430 square feet of living area. The dwellings were built from 1926 to 2001, with homes built in 1926 and 1943 having 1950 and 1970 effective ages. Three comparables have basements, each of which have finished area, one of which has a walkout, and one comparable has a crawl-space foundation. The comparables have central air conditioning, one or two fireplaces, and a detached garage ranging in size from 528 to 1,056 square feet of building area. One comparable has a gazebo and one comparable has a metal utility shed. The comparables sold from August 2019 to July 2020 for prices ranging from \$455,000 to \$570,000 or from \$202.67 to \$240.61 per square foot of living area, including land. The board of review's submission also included information regarding the subject's recent sale for \$387,500, however, the board of review reported the sale date occurring in April 2017.

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 six comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables #1, #2 and #4, due to their locations over a mile from the subject and/or their basements, with finished basement area, when compared to the subject. The Board finds the parties' remaining comparables have varying degrees of similarity to the subject. The best comparables sold from July 2019 to July 2020 for prices ranging from \$385,000 to \$568,000 or from \$152.78 to \$220.77 per square foot of living area,

including land. The subject's assessment reflects a market value of \$480,607 or \$203.73 per square foot of living area, including land, 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. Finally, the Board gives less weight to the subject's sale due to the lack of information regarding the circumstances of sale and its occurrence, as reported by the appellant, greater than 20 months prior to the January 1, 2020 assessment date at issue. Based on this evidence the Board finds 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.

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Chairman



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Member



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Member



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Member



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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: March 21, 2023



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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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Lake County Courthouse  
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