



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

APPELLANT: Leslie Davidson  
DOCKET NO.: 20-04311.001-R-1  
PARCEL NO.: 12-28-103-006

The parties of record before the Property Tax Appeal Board are Leslie Davidson, 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:** \$108,772  
**IMPR.:** \$105,507  
**TOTAL:** \$214,279

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 1.75-story dwelling of wood siding exterior construction with 2,143 square feet of living area. The dwelling was constructed in 1951 but has a 1960 effective age. Features of the home include an unfinished basement and central air conditioning. The property has an approximately 13,500 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, one comparable sold twice, that are located from .19 to .44 of a mile from the subject. The comparables have sites ranging in size from 8,337 to 28,344 square feet of land area that are improved with 1.75-story or 2-story dwellings ranging in size from 1,968 to 2,448 square feet of living area. The dwellings were built from 1920 to 1997, with the home built in 1920 having a 1959 effective age. The

comparables have basements, two of which have a walkout, and four of which have finished area. The comparables have central air conditioning and a garage ranging in size from 441 to 528 square feet of building area. Three comparables each have a fireplace. The comparables sold from June 2019 to July 2020 for prices ranging from \$462,500 to \$665,000 or from \$210.23 to \$303.98 per square foot of living area, including land.

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 \$214,279. The subject's assessment reflects a market value of \$643,674 or \$300.36 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 three comparable sales that are located from .57 of a mile to 1.07 miles from the subject. The comparables have sites ranging in size from 5,420 to 23,810 square feet of land area that are improved with 2-story dwellings of brick, stucco or wood siding exterior construction ranging in size from 1,840 to 2,550 square feet of living area. The dwellings were built from 1910 to 1963, with homes built in 1910 and 1915 having 1945 and 1950 effective ages. The comparables have basements, one of which has finished area, central air conditioning, a fireplace, and an attached or detached garage ranging in size from 440 to 540 square feet of building area. One comparable has a swimming pool and one comparable has a fully finished attic. The comparables sold in March 2019 or September 2020 for prices ranging from \$842,500 to \$1,130,000 or from \$330.39 to \$614.13 per square foot of living area, including land.

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 seven comparable sales for the Board's consideration, none of which are particularly similar to the subject. Nevertheless, The Board gives less weight to the appellant's comparable #1, due to its lack of central air conditioning when compared to the subject. The Board also gives less weight to the Board gives less weight to the board of review's comparables #1 and #3, due to their location over a mile from the subject or their swimming pool feature 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 March 2019 to July 2020 for prices ranging from \$595,000 to \$842,500 or from \$271.65 to \$330.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$643,674 or \$300.36 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. 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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