



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

APPELLANT: Joanna Leszczak
DOCKET NO.: 20-04355.001-R-1
PARCEL NO.: 11-15-407-012

The parties of record before the Property Tax Appeal Board are Joanna Leszczak, 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: \$67,656
IMPR.: \$155,636
TOTAL: \$223,292

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 with brick and cedar exterior construction containing 2,333 square feet of living area. The dwelling was constructed in 1983. Features of the home include a basement, that has finished area, central air conditioning, two fireplaces and an attached 3-car garage. The subject property includes a 1.5-story guesthouse containing 854 square feet of living area. The house was built in 1985. Features of the guesthouse include central air conditioning and a 345 square foot garage. The property has an approximately 51,400 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales that are located from .35 to .45 of a mile from the subject. The comparables have sites ranging in size from 26,136 to 70,903 square feet of land area that are improved with 2-story dwellings of frame or brick exterior construction

ranging in size from 2,668 to 3,124 square feet of living area. The dwellings were built from 1929 to 1977 but have effective ages ranging from 1942 to 1986. The comparables have basements, one of which has finished area, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 591 to 828 square feet of building area. The comparables sold from June to September 2019 for prices ranging from \$530,000 to \$676,000 or from \$186.93 to \$216.39 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 \$223,292. The subject's assessment reflects a market value of \$670,748 or \$287.50 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 two comparable sales that are located .36 or .68 of a mile from the subject. The board of review's comparable #1 is the same property as the appellant's comparable #2. The comparables have sites with 26,140 or 44,000 square feet of land area that are improved with 2-story dwellings of brick or wood siding exterior construction containing 3,124 or 3,754 square feet of living area. The dwellings were built in 1929 or 1978, with the home built in 1929 having a 1942 effective age. The comparables have unfinished basements, central air conditioning, two fireplaces and an attached 828 or 864 square foot garage. One comparable has a swimming pool. The comparables sold in May and June 2019 for prices of \$820,000 and \$676,000 or \$218.43 and \$216.39 per square foot of living area, including land, respectively.

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 four comparable sales for the Board's consideration, one of which was submitted by both parties. The Board finds none of the parties' comparables are particularly similar to the subject property. Nevertheless, the Board gives less weight to the board of review's comparable #2 due to its swimming pool feature, unlike the subject. The Board finds the parties' remaining comparables, which includes the parties' common comparable, have varying degrees of similarity to the subject. However, each of the parties' best comparables has an older dwelling, when compared to the subject, and each lacks an 854 square foot guesthouse, which is a feature of the subject. Nevertheless, the best comparables sold from June to September 2019 for prices ranging from \$530,000 to \$676,000 or from \$186.93 to \$216.39 per square foot of living area, including land. The subject's assessment reflects a market

value of \$670,748 or \$287.50 per square foot of living area, including land, which falls within the range established by the best comparables in the record on a total market value basis but above the range on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their older dwellings and lack of a guesthouse, the Board finds the subject's higher per square foot estimated market value as reflected by its assessment is justified. 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.

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: March 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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