



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

APPELLANT: VIP Holding Co., Peter Vole  
DOCKET NO.: 20-04482.001-R-1 through 20-04482.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are VIP Holding Co., Peter Vole, the appellant; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
20-04482.001-R-1	06-20-117-005	7,798	36,353	\$44,151
20-04482.002-R-1	06-20-117-006	4,925	2,814	\$7,739

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 two parcels improved with a 2-story dwelling of vinyl siding exterior construction with 1,974 square feet of living area.<sup>1</sup> The dwelling was constructed in 1948 and has a reported effective age of 1953. Features of the home include an unfinished basement and a 528 square foot detached garage. The property has a combined total site size of 9,584 square feet of land area and is located in Round Lake Beach, Avon Township, Lake County.

The appellant contends overvaluation and assessment inequity as the bases of the appeal. In support of this argument the appellant submitted information on four comparable properties with

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<sup>1</sup> The parties identified the two parcels with PINs 06-20-117-005 and 06-20-117-006. The board finds the best description of each parcel is found in their property record cards provided by the board of review, which disclosed each parcel contains 4,792 square feet of land area for a combined total land area of 9,584 square feet, PIN 06-20-117-005 is improved with a two-story dwelling and PIN 06-20-117-006 is improved with a 528 square foot garage.

the same assessment neighborhood code as the subject and located from .61 to 1.22 miles from the subject property. The comparables have sites that range in size from 4,790 to 10,000 square feet of land area. The appellant reported the comparables are improved with conventional style dwellings of vinyl siding exterior construction ranging in size from 1,428 to 2,064 square feet of living area. The dwellings were built from 1940 to 1992 with comparable #1 having a reported effective age of 1977. Three comparables each have an unfinished basement, one comparable has central air conditioning and each comparable has a garage ranging in size from 228 to 864 square feet of building area. The comparables sold from February 2019 to February 2020 for prices ranging from \$71,000 to \$108,000 or from \$41.67 to \$63.83 per square foot of living area, including land. The comparables have land assessments ranging from \$7,798 to \$11,233 or from \$1.12 to \$1.63 per square foot of land area and improvement assessments ranging from \$26,922 to \$43,238 or from \$15.91 to \$28.75 per square foot of living area.

Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted two separate "Board of Review Notes on Appeal," one for each of the subject's parcel numbers. The subject's two parcels have a combined total assessment of \$51,890, which reflects a market value of \$155,873 or \$91.64 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. The subject has a combined total land assessment of \$12,723 or \$1.33 per square foot of land area and a combined total improvement assessment of \$39,167 or \$23.03 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five comparable properties with the same assessment neighborhood code as the subject and located from .57 to 1.33 miles from the subject property. The comparables have sites that range in size from 4,600 to 5,660 square feet of land area. The comparables are improved with 1.5-story or 2-story dwellings of vinyl or wood siding exterior construction ranging in size from 1,600 to 1,956 square feet of living area. The dwellings were built from 1941 to 1955 with comparable #3 having a reported effective age of 1980. One comparable has an unfinished basement and four comparables each have either a concrete slab or crawl space foundation. Three comparables have central air conditioning and three comparables each have a garage ranging in size from 280 to 576 square feet of building area. The comparables sold from March 2019 to December 2020 for prices ranging from \$169,000 to \$235,000 or from \$86.40 to \$133.07 per square foot of living area, including land. The comparables have land assessments ranging from \$7,486 to \$8,477 or \$1.50 and \$1.63 per square foot of land area and improvement assessments ranging from \$28,313 to \$40,887 or from \$16.91 to \$22.20 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends in part that 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 nine comparable sales for the Board's consideration. The Board has given reduced weight to the appellant's comparables #1, #2 and #3, as well as board of review comparable #3 due to differences from the subject in actual age, effective age and/or dwelling size.

The Board finds the best evidence of market value to be appellant's comparable sale #4 and board of review comparable sales #1, #2, #4 and #5, which are overall more similar to the subject in dwelling size and age. However, these five comparables have smaller site sizes when compared to the subject, one comparable has no garage and four comparables have no basement, both features of the subject, suggesting upward adjustments for these differences would be required to make the comparables more equivalent to the subject. Additionally, two comparables have central air conditioning suggesting downward adjustments would be required. Nevertheless, the comparables sold from October 2019 to December 2020 for prices ranging from \$93,000 to \$235,000 or from \$58.13 to \$133.07 per square foot of living area, including land. The subject's combined total assessment reflects a market value of \$155,873 or \$91.64 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment based on overvaluation is not justified.

The appellant also argued assessment inequity as an alternative basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant failed to meet this burden of proof.

The record contains nine comparables for the Board's consideration. With respect to the subject's improvement assessment, the Board has given reduced weight to the appellant's comparables #1, #2 and #3, as well as board of review comparable #3 due to differences from the subject in actual age, effective age and/or dwelling size. The Board finds the parties' remaining comparables are overall more similar to the subject in dwelling size and age. However, four comparables have no basement and one comparable has no garage, both features of the subject, suggesting upward adjustments for these differences would be required to make the comparables more equivalent to the subject. Additionally, two comparables have central air conditioning suggesting downward adjustments would be required. Nevertheless, the comparables have improvement assessments that range from \$28,313 to \$33,083 or from \$16.91 to \$20.34 per square foot of living area. The subject has a combined total improvement assessment of \$39,167 or \$23.03, which falls above the range established by the best comparables in the record but appears to be justified considering its basement foundation and garage features. After considering necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is justified. Therefore, no reduction in the subject's assessment is warranted.

With respect to the subject's land assessment, the record contains nine comparable properties. The Board finds eight of the properties have smaller site sizes when compared to the subject. Nevertheless, the comparables have land assessments ranging from \$7,468 to \$11,233 or from \$1.13 to \$1.63 per square foot of land area. The subject has a combined total land assessment of \$12,723 or \$1.33 per square foot of land area, which falls above the range established by the comparables in the record in terms of overall land assessment but within the range on a square foot basis. The subject's higher overall land assessment appears to be justified given its larger size. Based on this record and after considering adjustments to the comparables for differences in land size when compared to the subject, the Board finds no reduction in the subject's land assessment is warranted.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

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: November 22, 2022



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

VIP Holding Co., Peter Vole  
21791 W IL Route 120  
Grayslake , IL 60030

COUNTY

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