



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

APPELLANT: John Keister
DOCKET NO.: 20-04672.001-R-1
PARCEL NO.: 15-09-302-028

The parties of record before the Property Tax Appeal Board are John Keister, 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: \$30,259
IMPR.: \$154,228
TOTAL: \$184,487

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 3,475 square feet of living area. The dwelling was constructed in 1999. Features of the home include a basement, central air conditioning, and a 484 square foot garage. The property has a 7,405 square foot site and is located in Vernon Hills, Vernon 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 located within .23 of a mile from the subject. The comparables have sites ranging in size from 7,841 to 10,890 square feet of land area and are improved with 2-story dwellings of frame exterior construction with either 3,470 or 3,476 square feet of living area. The dwellings were constructed from 1998 to 2000. The comparables have basements, with four having finished area. Each comparable has central air conditioning and a garage with 484 square feet of building area. Two comparables each have a

fireplace. The appellant reported comparable #4 was a rehab in 2018. The comparables sold from March 2019 to February 2020 for prices ranging from \$456,500 to \$560,000 or from \$131.56 to \$161.10 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 \$184,487. The subject's assessment reflects a market value of \$554,181 or \$159.48 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 .92 of a mile from the subject where comparables #1, #2 and #3 are the same as appellant's comparables #4, #5 and #3, respectively. The properties have sites ranging in size from 8,280 to 13,430 square feet of land area and are improved with 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,476 to 3,602 square feet of living area and were built from 1990 to 1999. The comparables have basements, two of which have finished area.¹ Each comparable has central air conditioning and a garage ranging in size from 484 to 753 square feet of building area. Two comparables each have one fireplace. The comparables sold from March 2019 to October 2020 for prices ranging from \$550,000 to \$619,000 or from \$158.23 to \$176.81 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 seven comparable sales for the Board's consideration where three comparables were common to both parties. These comparables are similar to the subject in location, design, age, dwelling size and most features. However, the Board finds four comparables have finished basement area which is not a feature of the subject, suggesting downward adjustments are necessary to make them more equivalent to the subject. These comparables sold from March 2019 to October 2020 for prices ranging from \$456,500 to \$619,000 or from \$131.56 to \$176.81 per square foot of living area, including land. The subject's assessment reflects a market value of \$554,181 or \$159.48 per square foot of living area, including land, which falls within the range established by the comparable sales in the record. After considering adjustments to the 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.

¹ The appellant reported board of review comparable #2/appellant's comparable #5 has finished basement area which was not refuted by the board of review.

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

John Keister, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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