



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

APPELLANT: Nicole Ziomek
DOCKET NO.: 20-04708.001-R-1
PARCEL NO.: 14-35-201-009

The parties of record before the Property Tax Appeal Board are Nicole Ziomek, 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: \$67,469
IMPR.: \$206,071
TOTAL: \$273,540

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 brick exterior construction with 4,551 square feet of living area. The dwelling was constructed in 2016. Features of the home include a basement, central air conditioning, a fireplace and an 1,153 square foot attached garage. The property has a 102,809 square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales presented in two grid analyses. The comparables are located from 0.69 of a mile to 1.49 miles from the subject. The parcels range in size from 60,984 to 585,415 square feet of land area and are improved with 2-story homes of brick exterior construction ranging in size from 4,422 to 5,459 square feet of living area. The dwellings were built from 2001 to 2008. Each home has a basement, central air conditioning,

one to four fireplaces, and an attached garage ranging in size from 820 to 1,152 square feet of building area. Comparable #1 also has a 716 square foot detached garage and an inground swimming pool. The comparables sold from June 2018 to November 2019 for prices ranging from \$800,000 to \$920,000 or from \$152.96 to \$195.61 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 \$273,540. The subject's assessment reflects a market value of \$821,688 or \$180.55 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 where comparable #2 is the same property as the appellant's comparable #4. Comparables #1 and #3 are located within 1.92 miles from the subject and have sites with 134,370 or 143,790 square feet of land area that are improved with 1-story part 2-story homes¹ of brick or wood siding exterior construction. The homes have 3,717 or 3,789 square feet of living area and were built in 1991 and 2002. Each home has a basement and central air conditioning; however, the board of review did not report whether these comparables have a fireplace or a garage. These two comparables sold in August and December 2020 for prices of \$860,000 and \$870,000 or for \$226.97 and \$234.06 per square foot of living area, including land, respectively. Based on this evidence the board of review requested the subject's assessment be sustained.

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 a total of six comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3 which sold less proximate in time to the assessment date than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #1, the appellant's comparable #4/board of review's comparable #2, and the board of review's comparables #1 and #3, which sold more proximate in time to the assessment date and have varying degrees of similarity to the subject. These most similar comparables sold from April 2019 to December 2020 for prices ranging from \$800,000 to \$870,000 or from \$152.96 to \$234.06 per square foot of living area, including land, respectively. The subject's assessment

¹ Although the board of review reported comparables #1 and #3 are 1-story homes, the board of review also reported greater above grade living area than ground floor living area for these comparables, suggesting these properties have second floor living area.

reflects a market value of \$821,688 or \$180.55 per square foot of living area, including land, which is within the range established by the best comparables in in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, such as the subject's newer dwelling than the best comparables, the Board finds a reduction in the subject's assessment is not justified.

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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