



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

APPELLANT: Sam Rasty  
DOCKET NO.: 20-04724.001-R-1  
PARCEL NO.: 15-06-304-002

The parties of record before the Property Tax Appeal Board are Sam Rasty, 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:** \$59,299  
**IMPR.:** \$118,840  
**TOTAL:** \$178,139

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-story dwelling of brick exterior construction with 2,850 square feet of living area. The dwelling was constructed in 1988. Features of the home include a full basement with 2,137 square feet of finished area, central air conditioning, two fireplaces and a 988 square foot garage. The property has an approximately 83,640 square foot site and is located in Long Grove, Vernon 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 located from 0.46 of a mile to 1.37 miles from the subject property and in different assessment neighborhood codes than the subject. The comparables have sites that range in size from 10,241 to 91,474 square feet of land area and are improved with 1-story dwellings of brick or frame exterior construction ranging in size from 2,417 to 3,024 square feet of living area. The dwellings were built from 1979 to 1991. Each comparable has a full basement, one fireplace and a garage ranging in size from 864 to 1,038 square feet of building area. Two comparables each have central air conditioning. The

properties sold from January 2019 to February 2020 for prices ranging from \$455,000 to \$490,000 or from \$162.04 to \$198.59 per square foot of living area, including land. The appellant's evidence disclosed the subject sold in April 2018 for \$532,500. Based on this evidence, the appellant requested the subject's assessment be reduced to \$156,734, which would reflect a market value of \$470,249 or \$165.00 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$178,139. The subject's assessment reflects a market value of \$535,113 or \$187.76 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 located from 3.96 to 4.3 miles from the subject and in a different neighborhood code than subject. The comparables have sites of 40,500 or 45,520 square feet of land area and are improved with 1-story dwellings of brick exterior construction that have 2,587 or 2,969 square feet of living area. The dwellings were built in 1963 or 1974<sup>1</sup>. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage that has 504 or 998 square feet of building area. The properties sold in July 2019 and September 2020 for prices of \$508,000 and \$565,000 or \$190.30 and \$196.37 per square foot of living area, including land. The board of review's evidence also disclosed the subject sold in April 2018 for \$532,500. 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 Board finds the parties submitted a total of five comparable properties for the Board's consideration, none of which are truly similar to the subject. The appellant's comparables differ from the subject in age, dwelling size, location, lot size and some features when compared to the subject. Similarly, the board of review comparables differ from the subject in age, location, lot size and dwelling size when compared to the subject. Nevertheless, these five comparables sold from January 2019 to September 2020 for prices ranging from \$455,409 to \$565,000 or from \$162.04 to \$196.37 per square foot of living area, including land. The subject's assessment reflects a market value of \$535,113 or \$187.76 per square foot of living area, including land, falls within the range established by the best comparables contained in the record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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<sup>1</sup> Comparable #1 was built in 1974 and has an effective age of 1985.

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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