



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

APPELLANT: Duane Stavnes
DOCKET NO.: 20-04758.001-R-1
PARCEL NO.: 14-11-103-004

The parties of record before the Property Tax Appeal Board are Duane Stavnes, 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: \$35,329
IMPR.: \$87,260
TOTAL: \$122,589

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 part 1-story and part 2-story¹ dwelling of wood siding exterior construction with 2,245 square feet of living area. The dwelling was constructed in 1971 and has a reported effective year built of 1974. Features of the home include a basement, central air conditioning, one fireplace and a 624 square foot garage. The property has an approximately 52,420 square foot site and is located in Hawthorn Woods, Ela 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 presented in two grid analyses. The comparables are located within 1.01 miles from the subject property and have sites that range in size from 46,945 to 112,783 square feet of land area and are improved with 2-story dwellings of brick, frame or brick and frame exterior construction ranging in size from 2,008 to 2,542 square

¹ The Board finds the best description of the subject is found in the property record card provided by the board of review which depicts a part 1-story and part 2-story dwelling.

feet of living area. The dwellings were built from 1965 to 1983. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage ranging in size from 420 to 1,464 square feet of building area. The properties sold from February 2019 to April 2020 for prices ranging from \$325,000 to \$382,500 or from \$135.13 to \$190.49 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 \$122,589. The subject's assessment reflects a market value of \$368,246 or \$164.03 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 (board of review comparable #3² is the same property as the appellant's comparable #3) located within 1.01 miles from the subject and have sites that range in size from 34,970 to 81,720 square feet of land area and are improved with either split-level or 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 1,708 to 2,008 square feet of living area. The dwellings were built from 1959 to 1971. Two comparables each have a lower level, one with finished area and one comparable has a basement, with finished area. Each comparable has one fireplace and a garage ranging in size from 572 to 728 square feet of building area. Two comparables each have central air conditioning. The properties sold from February 2019 to September 2020 for prices ranging from \$382,500 to \$389,500 or from \$190.49 to \$228.04 per square foot of living area, including land. 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 record contains a total of five suggested comparable sales, with one comparable being common to both parties, for the Board's consideration. The Board gave less weight to the board of review comparables #1 and #2, due to their dissimilar design and/or smaller dwelling size when compared to the subject.

The Board finds the best evidence of market value to be parties' remaining comparables, that includes the common comparable, which are similar to the subject in location, dwelling size, age and some features. These comparables sold from February 2019 to April 2020 for prices ranging from \$325,000 to \$382,500 or from \$147.63 to \$190.49 per square foot of living area, including

² The Board finds the best description of the common comparable dwelling size to be the appellant's description which was provided by the appellant in a detailed sketch of the dwelling depicting the dwelling size of 2,008 square feet.

land. The subject's assessment reflects a market value of \$368,246 or \$164.03 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is 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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