



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

APPELLANT: Betty Slobe
DOCKET NO.: 20-04960.001-R-1
PARCEL NO.: 07-30-211-005

The parties of record before the Property Tax Appeal Board are Betty Slobe, 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: \$12,610
IMPR.: \$88,646
TOTAL: \$101,256

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 ranch-style dwelling of brick and wood siding exterior construction with 1,639 square feet of living area. The dwelling was constructed in 1973. Features of the home include a walkout-style basement with finished area, central air conditioning, one fireplace, and a 552 square foot garage. The property is a waterfront property with an approximately 10,626 square foot site and is located in Grayslake, Warren 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 located from 0.31 of a mile to 2.69 miles from the subject property. The comparables have sites that range in size from 7,950 to 12,985 square feet of land area. The properties are improved with ranch-style dwellings of wood frame exterior construction ranging in size from 1,311 to 1,916 square feet of living area. The

homes were built from 1953 to 1967. Three comparables each have central air conditioning. One comparable has one fireplace. Each comparable has a garage ranging in size from 308 to 480 square feet of building area. The comparables sold from February 2018 to August 2019 for prices ranging from \$115,000 to \$290,000 or from \$84.56 to \$151.36 per square foot of living area, land included. The appellant's counsel noted that the comparables were all "like-kind ranches" and waterfront properties, like the subject, each comparable lacked a basement, and that the requested reduction takes into account the ages and quality grades of the comparables. The appellant also provided a Multiple Listing Service sheet which disclosed comparable #3 was rehabbed in 2016. Based on this evidence, the appellant requested the subject's assessment be reduced to \$85,984 which reflects a market value of \$257,978 or \$157.40 per square foot of living area 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 \$101,256. The subject's assessment reflects a market value of \$304,163 or \$185.58 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 located within 0.65 of a mile from the subject property. Board of review comparable #2 is the same property as the appellant's comparable #4. The comparables have sites that range in size from 5,660 to 9,170 square feet of land area. The properties are improved with ranch-style dwellings of wood siding exterior construction ranging in size from 1,017 to 1,916 square feet of living area. The homes were built from 1935 to 1953. Each comparable has a crawl space foundation and a garage ranging in size from 270 to 480 square feet of building area. One comparable has central air conditioning and one fireplace. Comparables #2 and #3 have fully finished attics. The comparables sold from June to September 2019 for prices of \$153,000 and \$290,000 or ranging from \$150.44 to \$268.52 per square foot of living area, land included. Based on this evidence, the board of review requested 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 parties submitted six comparables for the Board's consideration, including one common comparable. The Board gives less weight to the appellant's comparables #1, #2, and #3 which have sale dates in 2018 which are less proximate in time to the subject's January 1, 2020 assessment date than the other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparable #4/board of review comparable #2 as well as board of review comparables #1 and #3 which have sale dates

proximate in time to the subject's assessment date and are similar to the subject in location and design but have varying degrees of similarity to the subject in age, dwelling size, and/or other amenities. Each comparable is an older home than the subject and lacks a basement, unlike the subject; two comparables are smaller homes than the subject; and two comparables lack central air conditioning and a fireplace, features of the subject, requiring upward adjustments for each of these differences would be required to make them more equivalent to the subject. Additionally, two comparables have fully finished attics suggesting downward adjustments for this difference would be required to make them more equivalent to the subject. Nevertheless, these comparables sold from June to September 2019 for prices of \$153,000 and \$290,000 or ranging from \$150.44 to \$268.52 per square foot of living area, land included. The subject's assessment reflects a market value of \$304,163 or \$185.58 per square foot of living area, land included, which falls above the best comparable sales on an overall market value basis but within the range established by the best comparable sales on a per square foot basis. The subject's higher estimated market value as reflected by its assessment is logical considering it is a significantly newer home than the best comparables, it has a large, finished basement, a feature which these comparables lack, and/or other differences from the subject. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, 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:

April 18, 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

Betty Slobe, 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