



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

APPELLANT: Ronald Falen
DOCKET NO.: 20-04963.001-R-1
PARCEL NO.: 07-30-111-008

The parties of record before the Property Tax Appeal Board are Ronald Falen, 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: \$12,711
IMPR.: \$96,611
TOTAL: \$109,322

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 two-story dwelling of wood siding exterior construction with 2,123 square feet of living area. The dwelling was constructed in 2000. Features of the home include a crawl-space foundation, central air conditioning, a fireplace and a 720 square foot garage.¹ The property has a 5,950 square foot lake front site on Gages Lake 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 a brief along with information on three comparable sales. In the brief, the appellant contends the comparables are waterfront properties, like the subject, and each of the comparables have superior land values to the subject and superior quality grade, although neither of these assertions is supported with data in the appellant's grid analysis of the properties. The

¹ The best evidence of the subject's features are drawn from the property record submitted by the board of review.

comparable sales are located within .57 of a mile from the subject property. The parcels contain either 8,712 or 9,148 square feet of land area and are each improved with a two-story dwelling of wood frame exterior construction. The homes were built in either 1994 or 1995 and range in size from 2,328 to 2,482 square feet of living area. Each dwelling has a basement, central air conditioning and a garage ranging in size from 475 to 693 square feet of building area. Two of the homes each have a fireplace. The comparables sold from July 2018 to September 2019 for prices ranging from \$329,500 to \$345,000 or from \$130.58 to \$148.20 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$89,334 which would reflect a market value of \$268,029 or \$126.25 per square foot of living area, including land, when applying 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 \$109,322. The subject's assessment reflects a market value of \$328,393 or \$154.68 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 four comparable sales, where board of review comparables #3 and #4 are the same properties as appellant's comparables #3 and #1, respectively. Two of the properties are located in the same assessment neighborhood code as the subject and within .57 of a mile from the subject. The parcels range in size from 6,250 to 11,460 square feet of land area and are each improved with a two-story dwelling of wood siding exterior construction. The homes were built from 1928 to 2009 and range in size from 1,600 to 2,595 square feet of living area. Three of the comparables have a basement, two of which have recreation rooms. One comparable has a crawl-space foundation. Each dwelling has central air conditioning and a garage ranging in size from 475 to 850 square feet of building area. Three of the homes have one or two fireplaces. The comparables sold from February 2018 to March 2020 for prices ranging from \$329,500 to \$765,000 or from \$132.76 to \$294.80 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 parties submitted a total of five comparable sales, two of which are common to both parties, for the Board's consideration. The Board has given reduced weight to board of review comparables #1 and #2 as the sale price appears to be an outlier given the other sales prices in the record and the dwelling is significantly older and smaller than the subject, respectively.

The Board finds the best evidence of market value to be appellant's comparable sales which includes board of review comparables #3 and #4 as these properties are similar to the subject in dwelling size and some features, but which have superior basement foundations when compared to the subject's crawl-space foundation necessitating appropriate adjustments for differences. The subject is also superior to each comparable in its date of construction. These most similar comparables sold from July 2018 to September 2019 for prices ranging from \$329,500 to \$345,000 or from \$130.58 to \$148.20 per square foot of living area, including land. The subject's assessment reflects a market value of \$328,393 or \$154.68 per square foot of living area, including land, which is below the range established by the best comparable sales in this record in terms of overall value and somewhat above the range on a per-square-foot basis which appears to be logical given the subject is newer having been built in 2000 than each of the best comparables built in either 1994 or 1995. Based on this evidence, 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 15, 2022



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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