



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

APPELLANT: Kathy Tyrpak
DOCKET NO.: 20-04979.001-R-1
PARCEL NO.: 06-25-106-019

The parties of record before the Property Tax Appeal Board are Kathy Tyrpak, 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: \$8,006
IMPR.: \$64,674
TOTAL: \$72,680

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 vinyl siding exterior construction with 1,579 square feet of living area that was constructed in 1996. Features of the home include an unfinished basement, central air conditioning and a 400 square foot garage. The property has an approximately 4,670 square foot site and is located in Grayslake, Avon 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 within 0.54 of a mile from the subject property. The comparables have sites that range in size from 5,985 to 10,071 square feet of land area and are improved with two-story dwellings that range in size from 1,579 to 1,724 square feet of living area. The dwellings were built from 1991 to 1996. Each comparable has a

basement, with comparable #3 having finished basement area.¹ Each dwelling has central air conditioning and a garage with either 400 or 412 square feet of building area. Two comparables each have one fireplace. The properties sold from October 2019 to June 2020 for prices of \$228,000 or \$263,000 or for \$132.25 to \$166.56 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$65,785 which reflects a market value of \$197,375 or \$125.00 per square foot of living area, land included, 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 \$72,680. The subject's assessment reflects a market value of \$218,324 or \$138.27 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 five comparable sales located within 0.55 of a mile from the subject property. Board of review comparable #1 is the same property as the appellant's comparable #3. The comparables have sites that range in size from 5,990 to 10,000 square feet of land area and are improved with one-story² or two-story dwellings of vinyl siding exterior construction that range in size from 1,579 to 1,710 square feet of living area. The homes were built in 1994 or 1996. Each comparable has a basement, with three having finished area. Each dwelling has central air conditioning and a garage ranging in size from 400 to 420 square feet of building area. Four comparables each have one fireplace. The properties sold from March 2019 to October 2020 for prices ranging from \$229,900 to \$287,500 or from \$141.22 to \$168.13 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 record contains seven comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appellant comparable #3 along with board of review comparables #1, #2 and #4, including the common property, which have finished basement area unlike the subject.

¹ The Board finds appellant's comparable #3, which was also submitted by the board of review as its comparable #1, has finished basement area not disclosed in the appellant's grid analysis.

² The board of review comparables #3, #4 and #5 each have ground floor area of 663 square feet with above ground area of 1,628 square feet, suggesting these are part two-story dwellings.

The Board finds the best evidence of market value to be appellant comparables #1 and #2 as well as board of review comparables #3 and #5 which are more similar to the subject in location, age, design, dwelling size and other features, although each of these properties has a larger site size when compared to the subject's site size. These comparables sold from March 2019 to September 2020 for prices ranging from \$228,000 to \$257,450 or from \$132.25 to \$158.14 per square foot of living area, including land. The subject's assessment reflects a market value of \$218,324 or \$138.27 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record on an overall value basis and within the range on a per square foot basis. Given the subject's smaller site size relative to the best comparables, a lower overall market value appears to be logical. Therefore, after considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not 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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