



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

APPELLANT: Susan Katz  
DOCKET NO.: 20-05759.001-R-1  
PARCEL NO.: 16-19-205-002

The parties of record before the Property Tax Appeal Board are Susan Katz, 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:** \$151,784  
**IMPR.:** \$92,128  
**TOTAL:** \$243,912

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 4,191 square feet of living area. The dwelling was constructed in 1961. Features of the home include a crawl space foundation, central air conditioning, a fireplace, a 948 square foot garage, and an inground swimming pool.<sup>1</sup> The property has a 102,366 square foot site and is located in Bannockburn, West Deerfield 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 0.05 of a mile to 1.86 miles from the subject. The parcels range in size from 19,998 to 95,832 square feet of land area and are reported to be improved with 1-story homes, two of which have vinyl siding and stone or

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<sup>1</sup> Additional details regarding the subject not reported by the appellant are found in the subject's property record card presented by the board of review.

brick and cedar siding exterior construction.<sup>2</sup> The homes range in size from 3,553 to 4,185 square feet of living area and were built in 1957 or 1959. The appellant reported that comparables #2 and #3 were recently rehabbed. Two homes each have a basement, one of which has finished area, and one home has a concrete slab foundation.<sup>3</sup> Each home has central air conditioning, one or two fireplaces, and a garage ranging in size from 480 to 836 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from June 2018 to April 2019 for prices ranging from \$320,000 to \$1,200,000 or from \$90.06 to \$286.74 per square foot of living area, including land. The appellant presented a listing sheet for comparable #2 which disclosed that this property sold again in October 2019 for \$699,000 or \$194.38 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 \$243,912. The subject's assessment reflects a market value of \$732,688 or \$174.82 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 where comparable #2 is the same property as the appellant's comparable #3. The comparables are located from 0.40 of a mile to 1.52 miles from the subject. The parcels range in size from 43,720 to 145,930 square feet of land area and are improved with 1-story homes of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,536 to 4,185 square feet of living area. The dwellings were built from 1959 to 1965 with comparable #3 having an effective age of 1975. Two homes each have a basement, one of which has finished area, and one home has a concrete slab foundation. Each home has central air conditioning, two fireplaces, and a garage ranging in size from 544 to 836 square feet of building area. Comparable #2 has an inground swimming pool. The comparables sold from June 2018 to September 2020 for prices ranging from \$705,000 to \$1,200,000 or from \$199.38 to \$286.74 per square foot of living area, including land.

The board of review presented a listing sheet for the appellant's comparable #1, which discloses that this property was a vacant lot that sold in March 2019 for \$320,000.

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

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<sup>2</sup> Additional details regarding comparables #2 and #3 are found in their listing sheet presented by the appellant.

<sup>3</sup> Additional details regarding comparable #2, which is common to both parties, are found in the board of review's evidence.

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 six comparable sales, with one common sale and one property with two reported sales, for the Board's consideration. The Board gives less weight to the appellant's comparable #1, which is a vacant lot unlike the subject. The Board gives less weight to the appellant's comparable #3/board of review's comparable #2, which sold less proximate in time to the January 1, 2020 assessment date than other comparables in this record. The Board gives less weight to the April 2019 sale of the appellant's comparable #2, which sold for considerably less than other comparables in this record and appears to be an outlier.

The Board finds the best evidence of market value to be the October 2019 sale of the appellant's comparable #2 and the board of review's comparables #1 and 3, which have varying degrees of similarity to the subject. These comparables sold from October 2019 to September 2020 for prices ranging from \$699,000 to \$760,000 or from \$194.38 to \$199.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$732,688 or \$174.82 per square foot of living area, including land, which is within the range established by the best comparable sales in terms of total market value and below the range on a price per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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

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