



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

APPELLANT: Craig Petersen  
DOCKET NO.: 21-01400.001-R-1  
PARCEL NO.: 06-21-408-008

The parties of record before the Property Tax Appeal Board are Craig Petersen, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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:** \$8,271  
**IMPR.:** \$50,715  
**TOTAL:** \$58,986

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 2021 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 tri-level dwelling of vinyl siding exterior construction with 1,056 square feet of above grade living area. The dwelling was constructed in 1993. Features of the home include a lower level with finished area, an unfinished basement and a 506 square foot garage. The property has an approximately 7,840 square foot site and is located in Round Lake Beach, Avon 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 within 0.98 of a mile from the subject property. The comparables have sites that range in size from 5,200 to 7,410 square feet of land area and are improved with tri-level dwellings of vinyl siding exterior construction ranging in size from 1,026 to 1,176 square feet of above grade living area. The dwellings were built from 1974 to 1993 with the oldest dwelling having an effective age of 1989. Each

comparable has a lower level with finished area and central air conditioning. One dwelling has a fireplace and two comparables have either a 440 or 480 square foot garage. The properties sold from April 2018 to September 2020 for prices ranging from \$135,000 to \$185,000 or from \$123.18 to \$157.31 per square foot of above grade living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$58,986. The subject's assessment reflects a market value of \$177,402 or \$167.99 per square foot of above grade living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% 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 in the same assessment neighborhood code as the subject and located from 0.06 of a mile to 1.04 miles from the subject property. The comparables have sites that range in size from 5,310 to 36,590 square feet of land area and are improved with tri-level dwellings of vinyl siding exterior construction that range in size from 912 to 1,182 square feet of above grade living area. The homes were built from 1959 to 1995. Each comparable has a lower level with finished area. Three comparables have a garage ranging in size from 440 to 528 square feet of building area. Three dwellings have central air conditioning and one comparable has a fireplace. The properties sold from August 2020 to October 2021 for prices ranging from \$173,000 to \$216,000 or from \$172.31 to \$206.14 per square foot of above grade 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 eight comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #3 and #4 which sold in 2018 or 2019, less proximate to the January 1, 2021 assessment date than other properties in the record. The Board gives less weight to board of review comparables #3 and #4 which are older in age and/or have a substantially larger site size when compared to the subject.

The Board finds the best evidence of market value to be appellant comparables #1 and #2 along with board of review comparables #1 and #2 which sold proximate to the assessment date at issue and are more similar to the subject in age/effective age, design, dwelling size and some other features. These comparables sold from August 2020 to October 2021 for prices ranging from \$135,000 to \$210,000 or from \$123.18 to \$177.66 per square foot of above grade living area, including land. The subject's assessment reflects a market value of \$177,402 or \$167.99 per square foot of above grade living area, including land, which falls within the range

established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds 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.



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Chairman



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Member



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Member



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Member



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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: October 17, 2023



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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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