



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

APPELLANT: Kirstin Brosick
DOCKET NO.: 21-03911.001-R-1
PARCEL NO.: 15-30-201-004

The parties of record before the Property Tax Appeal Board are Kirstin Brosick, 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: \$51,408
IMPR.: \$185,235
TOTAL: \$236,643

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 2-story dwelling of wood siding exterior construction with 4,067 square feet of living area. The dwelling was constructed in 1987. Features of the home include a basement with finished area, central air conditioning and two fireplaces and a garage with 759 square feet of building area. The property has an approximately 47,920 square foot site and is located in Long Grove, Vernon 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 0.13 of a mile to 1.47 miles from the subject property with one comparable being located in the same assessment neighborhood code as the subject. The comparables have sites ranging from 56,190 or 139,900 square feet of land area. The comparables are improved with 2-story or part 1-story and part 2-

story¹ dwellings of either brick or wood siding exterior construction ranging in size from 3,532 to 4,615 square feet of living area that were built from 1980 to 1989. The appellant reported that each comparable has a basement, one with finished area, central air conditioning, one to three fireplaces and an attached garage ranging in size from 782 to 1,691 square feet of building area. Comparable #2 has an additional detached garage with 2,400 square feet of building area. The comparables sold from December 2019 to November 2020 for prices ranging from \$487,500 to \$640,000 or from \$105.63 to \$181.20 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 \$236,643. The subject's assessment reflects a market value of \$711,708 or \$175.00 per square foot of 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 five comparable sales located within 0.74 of a mile from the subject property with three comparables being located in the same assessment neighborhood code as the subject. Comparable #1 is the same dwelling as the appellant's comparable #3. The comparables have sites that range in size from 45,780 to 84,940 square feet of land area. The comparables are improved with 2-story or part 1-story and part 2-story² dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 3,130 to 3,800 square feet of living area and were built from 1979 to 1989. Each comparable has a basement with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 704 to 974 square feet of building area. The comparables sold from April 2020 to November 2021 for prices ranging from \$640,000 to \$875,000 or from \$173.03 to \$237.38 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 record contains seven suggested comparable sales for the Board's consideration with one comparable being common to both parties. The Board has given less weight to the appellant's comparables along with board of review comparables #1 #4 and #5 due to their dissimilar

¹ Comparable #3 is reported to have 1,489 square feet of ground floor area and 3,532 square feet of above ground area indicating that the dwelling is part 1-story and part 2-story.

² Comparable #5 are reported to have 872 square feet of ground floor area and 3,212 square feet of above ground area indicating that the dwelling is part 1-story and part 2-story.

dwelling sizes compared to the subject and/or their location of over one mile away from the subject property.

The Board finds the best evidence of market value to be the board of review comparables #2 and #3. The Board finds that these comparables are relatively similar to the subject in location, design, dwelling size, and features. The comparables sold in August 2020 and November 2021 for prices of \$657,500 and \$875,000 or for \$173.03 and \$237.38 per square foot of living area, including land. The subject's assessment reflects a market value of \$711,708 or \$175.00 per square foot of living area, including land, which is bracketed by the two best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is 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: January 16, 2024



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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