



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

APPELLANT: Tina Rajski  
DOCKET NO.: 21-03965.001-R-1  
PARCEL NO.: 15-28-311-016

The parties of record before the Property Tax Appeal Board are Tina Rajski, 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:** \$40,322  
**IMPR.:** \$112,077  
**TOTAL:** \$152,399

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 2,064 square feet of living area. The dwelling was constructed in 1985. Features of the home include a basement, central air conditioning, a fireplace and a 400 square foot garage. The property has an 11,326 square foot site and is located in Buffalo 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 within 0.23 of a mile from the subject property. The appellant reported the comparables have sites ranging in size from 8,756 to 9,932 square feet of land area that are improved with 2-story dwellings of frame exterior construction ranging in size from 2,064 to 2,220 square feet of living area. The homes were built

in 1985 or 1986. Each dwelling has a basement with finished area,<sup>1</sup> central air conditioning, one fireplace and a garage ranging in size from 400 to 483 square feet of building area. The appellant disclosed comparables #1 and #3 were recent rehabs. The comparables sold from June 2020 to May 2021 for prices ranging from \$449,200 to \$520,000 or from \$207.21 to \$248.09 per square foot of living area, land included. 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 \$152,399. The subject's assessment reflects a market value of \$458,343 or \$222.07 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 0.52 of a mile from the subject property. The board of review reported the comparables have sites ranging in size from 9,800 to 13,360 square feet of land area and are reportedly improved with 1-story<sup>2</sup> or 2-story dwellings of wood siding exterior construction ranging in size from 2,064 to 2,096 square feet of living area. The dwellings were built from 1985 to 1989. The comparables have basements with three having finished area. Each comparable has central air conditioning, one fireplace, and a garage with 400 or 440 square feet of building area. The comparables sold from May to November 2021 for prices ranging from \$470,000 to \$530,000 or from \$224.24 to \$255.05 per square foot of living area, land included. 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 eight comparable sales to support their respective positions before the Property Tax Appeal Board that are similar to the subject in location, age, dwelling size and some features. However, six comparables have finished basement area unlike the subject suggesting downward adjustments are necessary to make them more equivalent to the subject. The properties sold from June 2020 to November 2021 for prices ranging from \$449,200 to \$530,000 or from \$207.21 to \$255.05 per square foot of living area, land included. The subject's assessment reflects a market value of \$458,343 or \$222.07 per square foot of living area, land included, which falls within the range established by the comparable sales in this

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<sup>1</sup> The appellant submitted a Multiple Listing Service sheet associated with comparable #1 disclosing it has a partially finished basement.

<sup>2</sup> The Board finds comparable #1 has ground floor area of 420 square feet and above ground area of 2,096 square feet, suggesting this dwelling is part 2-story in design.

record and well supported by the two comparables with an unfinished basement like the subject. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value reflected by its assessment is supported. 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:

July 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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COUNTY

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