



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

APPELLANT: Elissa Krupp  
DOCKET NO.: 21-03972.001-R-1  
PARCEL NO.: 15-28-414-012

The parties of record before the Property Tax Appeal Board are Elissa Krupp, 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 **A Reduction** 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:** \$31,595  
**IMPR.:** \$70,813  
**TOTAL:** \$102,408

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 townhome of wood siding exterior construction with 2,119 square feet of living area. The dwelling was constructed in 1990. Features of the home include a concrete slab foundation, central air conditioning, a fireplace and a 399 square foot garage. The property has a 5,325 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 .90 of a mile from the subject property and within a different neighborhood code than the subject. The appellant reported the comparables have sites ranging in size from 3,202 to 10,248 square feet of land area that are improved with 2-story townhomes of frame exterior construction with either 1,982 or 2,002 square feet of living area. The homes were built from 1987 to 1990 on concrete slab

foundations. Each dwelling has central air conditioning, one fireplace and a garage with 397 or 420 square feet of building area. The comparables sold in March or November 2020 for prices ranging from \$241,000 to \$295,000 or from \$121.59 to \$147.35 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 \$108,263. The subject's assessment reflects a market value of \$325,603 or \$153.66 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 four comparable sales located within .11 of a mile from the subject property. The board of review reported the comparables have sites ranging in size from 6,590 to 7,580 square feet of land area and are improved with 2-story townhomes of wood siding exterior construction. Each dwelling has 1,896 square feet of living area and was built in 1989 or 1990. Each comparable has a basement, central air conditioning, one or two fireplaces, and a garage with 416 square feet of building area. The comparables sold from May 2019 to October 2021 for prices ranging from \$339,900 to \$370,000 or from \$179.27 to \$195.15 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to board of review comparables which have basement foundations in contrast to the subject's concrete slab foundation. In addition, board of review comparable #4 sold 19 months prior to the January 1, 2021 assessment date, thus, it is less likely to be reflective of market value.

The Board finds the best evidence of market value to be the appellant's comparables which have concrete slab foundations and are similar to the subject in age, dwelling size and features. The properties sold in March or November 2020 for prices ranging from \$241,000 to \$295,000 or from \$121.59 to \$147.35 per square foot of living area, land included. The subject's assessment reflects a market value of \$325,603 or \$153.66 per square foot of living area, land included, which falls above the range established by the best comparable sales in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value reflected by its assessment is excessive. Based on this evidence, the Board finds a reduction in the subject's assessment is 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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