



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

APPELLANT: Chris Olson  
DOCKET NO.: 21-04098.001-R-1  
PARCEL NO.: 05-22-201-010

The parties of record before the Property Tax Appeal Board are Chris Olson, 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:** \$19,752  
**IMPR.:** \$73,348  
**TOTAL:** \$93,100

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 1-story dwelling of brick exterior construction with 2,070 square feet of living area. The dwelling was constructed in 1959. Features of the home include a basement, central air conditioning, a fireplace, a 504 square foot attached garage, and a 576 square foot detached garage. The property has a 65,353 square foot site and is located in Ingleside, Grant Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located from 1.42 to 2.83 miles from the subject. The parcels range in size from 22,040 to 46,396 square feet of land area and are improved with 1-story homes of brick or frame exterior construction ranging in size from 1,857 to 2,260 square feet of living area. The dwellings were built from 1953 to 1976 with comparable #3 reported to have been recently rehabbed. Each home has a basement, one of which has

finished area, a fireplace, and a garage ranging in size from 396 to 560 square feet of building area. Four homes each have central air conditioning. The comparables sold from March 2019 to February 2021 for prices ranging from \$205,000 to \$274,000 or from \$110.39 to \$135.54 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 \$103,305. The subject's assessment reflects a market value of \$310,692 or \$150.09 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 eight comparable sales presented in two grid analyses,<sup>1</sup> together with a map depicting the locations of some of the parties' comparables in relation to the subject. The comparables are located from 0.06 of a mile to 1.96 miles from the subject. The parcels range in size from 10,082 to 145,329 square feet of land area and are improved with 1-story or 1.5-story homes of brick, wood siding, or frame exterior construction ranging in size from 1,170 to 2,275 square feet of living area. The dwellings were built from 1954 to 1963 with comparables #2 and #7 having effective ages of 1979 and 1980, respectively. Each home has a basement, three of which have finished area. Seven homes each have central air conditioning, four homes each have one or two fireplaces, and six homes each have a garage ranging in size from 400 to 1,056 square feet of building area. Comparable #8 has an inground swimming pool. The comparables sold from June 2019 to September 2021 for prices ranging from \$177,500 to \$321,000 or from \$115.56 to \$188.03 per square foot of living area, including land.

The board of review submitted a letter from the township assessor's office contending that three of the appellant's comparables sold in 2019 and four are not of brick exterior construction like the subject compared to four of the board of review's comparables being of brick exterior construction and the remaining comparable being located four houses from the subject. 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 record contains a total of thirteen comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #3, and #4 and the board of review's comparables #1 through #5, #6, and #8, due to substantial differences from the subject in

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<sup>1</sup> The comparables in the second grid analysis are renumbered as comparables #6 through #8 for ease of reference.

dwelling size, design, and/or inground swimming pool amenity, and/or which sold less proximate in time to the assessment date than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #5 and the board of review's comparable #7, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, but have varying degrees of similarity to the subject in age/effective age, location, site size, and features. These comparables have smaller lots than the subject, however, two comparables have newer ages/effective ages and two comparables have finished basement area unlike the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$237,000 to \$300,000 or from \$119.04 to \$135.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$310,692 or \$150.09 per square foot of living area, including land, which is above the range established by the best comparable sales in this record and appears to be excessive after considering appropriate adjustments to the best comparables for differences from the subject. 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: 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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