



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

APPELLANT: Ronald Falen
DOCKET NO.: 21-04233.001-R-1
PARCEL NO.: 07-30-111-008

The parties of record before the Property Tax Appeal Board are Ronald Falen, 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: \$13,031
IMPR.: \$89,969
TOTAL: \$103,000

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 5,950 square foot site improved with a two-story dwelling of wood frame exterior construction containing 2,123 square feet of living area. The dwelling was constructed in 2000. Features of the home include a crawl space foundation, central air conditioning, one fireplace and an attached garage with 720 square feet of building area. The property is in Grayslake, Warren 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 improved with two-story dwellings of wood frame construction that range in size from 2,328 to 2,548 square feet of living area. The homes were constructed in 1995 and 1996. Each comparable has a basement, central air conditioning and a garage that ranges in size from 475 to 693 square feet of building area. Three comparables have one fireplace. These properties have sites that range in size from 8,712 to

11,326 square feet of land area. The comparables are located from .54 to .68 of a mile from the subject property. The sales occurred from May 2019 to April 2021 for prices ranging from \$313,000 to \$380,000 or from \$130.58 to \$149.14 per square foot of living area, land included. The appellant requested the subject's total assessment be reduced to \$92,695.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$112,077. The subject's assessment reflects a market value of \$337,074 or \$158.77 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 three comparable sales with comparable #2 being the same property as appellant's comparable #4. The comparables are improved with two-story dwellings of wood siding exterior construction that range in size from 2,548 to 3,908 square feet of living area. The homes were constructed from 1991 to 2009. Two comparables have a basement with finished area.¹ Each comparable has central air conditioning, one or two fireplaces, and an attached garage ranging in size from 660 to 850 square feet of building area. These properties have sites that range in size from 8,710 to 11,460 square feet of land area. The comparables are located from .16 to .68 of a mile from the subject property. The sales occurred from March 2020 to April 2021 for prices ranging from \$380,000 to \$765,000 or from \$130.63 to \$294.80 per square foot of living area, land included.

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 six comparable sales submitted by the parties to support their respective positions with one comparable being common to the parties. The Board gives little weight to board of review comparable #1 as the price of the comparable is an outlier being significantly above the price of the remaining comparables in this record. The Board gives little weight to board of review comparable sale #3 as this property is improved with a dwelling that is approximately 84% larger than the subject home. The Board finds the best evidence of market value to be the appellant's comparable sales and board of review comparable sale #2, which includes the common comparable submitted by the parties. These comparables are improved with dwellings that are from approximately 10% to 20% larger than the subject dwelling suggesting each would require a downward adjustment for size. Additionally, each of the comparables has a basement, with one having finished area, while the subject has a crawl space foundation, indicating each comparable would require a downward adjustment to make them

¹ The board of review described the common comparable, board of review comparable #2/appellant's comparable #4, as having finished basement area, which was not refuted by the appellant in rebuttal.

more equivalent to the subject for differing foundations. Appellant's comparables #1 and #2 have smaller garages than the subject property and appellant's comparable #3 has no fireplace while the subject has one fireplace, indicating these comparables would require upward adjustments to make them more equivalent to the subject for these features. As a final point appellant's comparables #1 and #3 sold in September and May 2019, respectively, indicating upward adjustments for time or date of sale in relation to the assessment date at issue may be appropriate. These four comparables sold for prices ranging from \$313,000 to \$380,000 or from \$130.58 to \$149.14 per square foot of living area, including land. The subject's assessment reflects a market value of \$337,074 or \$158.77 per square foot of living area, including land, which is above the range established by the best comparable sales in this record on per square foot of living area basis and is above the overall price of two of the comparables. Based on this evidence, after considering the suggested adjustment for dwelling size, differing foundations, basement finish, garage area and number of fireplaces, 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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