



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

APPELLANT: Dariusz Rudawski  
DOCKET NO.: 21-04463.001-R-1  
PARCEL NO.: 05-25-306-034

The parties of record before the Property Tax Appeal Board are Dariusz Rudawski, 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:** \$10,797  
**IMPR.:** \$74,812  
**TOTAL:** \$85,609

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 two-story dwelling of frame exterior construction with 2,240 square feet of living area. The dwelling was constructed in 2003. Features of the home include a walk-out basement, central air conditioning, a fireplace and a 400 square foot garage. The property has a 7,553 square foot site and is located in Round Lake, Grant Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on 12 equity comparables that have the same assessment neighborhood code as the subject and are located within .51 of a mile from the subject property. The comparables are improved with two-story dwellings of frame exterior construction ranging in size from 2,160 to 2,336 square feet of living area. The dwellings were built in 2002 or 2003. The comparables each have a basement, six of

which have finished area. Each comparable has central air conditioning, three comparables each have a fireplace and eleven comparables each have a garage ranging in size from 400 to 600 square feet of building area. The comparables have improvement assessments ranging from \$69,415 to \$78,223 or from \$32.14 to \$34.92 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$72,733 or \$32.47 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$85,609. The subject property has an improvement assessment of \$74,812 or \$33.40 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables identified as comparables #6 through #10 in the grid analysis. The board of review's comparable #6 is the same property as the appellant's comparable #5. The comparables have the same assessment neighborhood code as the subject and are located from .08 of a mile to 1.26 miles from the subject property. The board of review reported the comparables are improved with one-story or two-story dwellings of frame exterior construction ranging in size from 2,240 to 2,252 square feet of living area. The dwellings were built from 2002 to 2004. The comparables each have a basement, two of which have finished area and two are walk-outs. Each comparable has central air conditioning and a garage ranging in size from 400 to 497 square feet of building area. Three comparables each have a fireplace. The comparables have improvement assessments ranging from \$75,045 to \$76,960 or from \$33.50 to \$34.33 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 a total of 16 suggested equity comparables for the Board's consideration, as one comparable was common to the parties. The Board has given less weight to the parties' common comparable, appellant's comparable #5/board of review comparable #6, the appellant's comparables #1, #2, #3, #7 and #8, as well as board of review comparable #10 due to their finished basement areas and/or lack of a garage, when compared to the subject. The Board has also given less weight to the appellant's comparables #11 and #12 due to their less similar dwelling sizes in relation to the subject when compared to the other comparables in the record. The Board has given reduced weight to board of review comparables #8 and #9 due to their distant locations from the subject being more than one mile away.

The Board finds the best evidence of assessment equity to be the appellant's comparables #4, #6, #9 and #10, along with board of review comparable #5 which are overall most similar to the subject in location, design, age and some features. However, each of the appellant's four comparables lack a walk-out basement and three of the four comparables lack a fireplace, both features of the subject, suggesting upward adjustments would be required to make these comparables more equivalent to the subject, whereas the board of review comparable has a both of these features, like the subject. Nevertheless, these best comparables have improvement assessments that range from \$72,473 to \$76,960 or from \$32.35 to \$34.33 per square foot of living area. The subject's improvement assessment of \$74,812 or \$33.40 per square foot of living area falls within the range established by the best comparables in the record and is well supported by board of review comparable #5, which has a walk-out basement and fireplace, like the subject. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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:

November 21, 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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