



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

APPELLANT: Scott Janssen  
DOCKET NO.: 21-04498.001-R-1  
PARCEL NO.: 06-15-304-020

The parties of record before the Property Tax Appeal Board are Scott Janssen, 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:** \$11,725  
**IMPR.:** \$60,048  
**TOTAL:** \$71,773

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 with vinyl siding exterior construction containing 1,728 square feet of living area. The dwelling was constructed in 1990. Features of the home include a basement, that has finished area, central air conditioning, a fireplace and an attached 400 square foot garage. The property has an approximately 7,280 square foot site and is located in Round Lake Beach, Avon Township, Lake County.

The appellant contends assessment inequity with respect to the subject's improvements as the basis of the appeal. In support of this argument the appellant submitted information on 12 comparable properties that are located from .01 to .15 of a mile from the subject. The comparables are improved with 2-story dwellings ranging in size from 1,680 to 1,728 square feet of living area. The dwellings were built in 1990 or 1991. The comparables have unfinished basements, central air conditioning and a garage ranging in size from 400 to 925 square feet of

building area. Ten comparables each have a fireplace. The comparables have improvement assessments ranging from \$50,951 to \$60,091 or from \$30.18 to \$35.71 per square foot of living area.

Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$57,629 or \$33.35 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 \$73,770. The subject property has an improvement assessment of \$62,045 or \$35.91 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five comparable properties that are located from .01 to .13 of a mile from the subject. The board of review's comparables #1, #2 and #3 are the same properties as the appellant's comparables #11, #7 and #10, respectively. The comparables are improved with 2-story dwellings with vinyl siding or wood siding exterior construction ranging in size from 1,680 to 1,900 square feet of living area. The dwellings were built in 1990 or 1991. The comparables have basements, two of which have finished area, and central air conditioning. Two comparables each have a fireplace and four comparables have an attached 400 square foot garage. One of the four also has a detached 525 square foot garage and the remaining comparable does not have a garage. The comparables have improvement assessments ranging from \$58,422 to \$60,473 or from \$30.75 to \$35.71 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of 14 comparable properties for the Board's consideration, three of which were submitted by both parties. The Board gives less weight to the appellant's comparables due to their lack of finished basement area, when compared to the subject. Likewise, the Board gives less weight to the board of review's comparables #3, #4 and #5, which includes one of the parties' common comparables, due to their lack of finished basement area, when compared to the subject. The Board finds the parties' remaining two comparables, which are common to both parties, are similar to the subject in location, style, age, size and most features. The best comparables have improvement assessments of \$59,999 and \$60,091 or \$35.71 and \$34.77 per square foot of living area, respectively. The subject's improvement assessment of \$62,045 or \$35.91 per square foot of living area falls above the improvement assessments of the best comparables in the record. After considering adjustments to the best

comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is slightly excessive. Based on this record, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is warranted.

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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