



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

APPELLANT: Frank Ross  
DOCKET NO.: 21-04524.001-R-1  
PARCEL NO.: 14-21-216-015

The parties of record before the Property Tax Appeal Board are Frank Ross, 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:** \$24,759  
**IMPR.:** \$130,822  
**TOTAL:** \$155,581

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 2,677 square feet of living area. The dwelling was constructed in 1991. Features of the home include a basement, central air conditioning, a fireplace and a 483 square foot garage. The property has an approximately 11,490 square foot site and is located in Lake Zurich, Ela 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 the same neighborhood code as the subject and within .28 miles from the subject. The parcels range in size from 10,275 to 12,591 square feet of land area and are each improved with a two-story dwelling of frame exterior construction. The homes were built in either 1988 or 1991 and range in size from 2,219 to 2,577 square feet of living area. Each home has a basement, central air conditioning, a

fireplace and a garage ranging in size from 460 to 693 square feet of building area. The comparables sold from June to October 2020 for prices ranging from \$380,000 to \$440,000 or from \$161.23 to \$171.25 per square foot of living area, including land. Based on a listing sheet, the appellant contends that comparable #3 is a “recent rehab” where the data sheet depicts “rehab in 0000.”

Based on the foregoing evidence and an argument that appellant’s comparable #1 has a larger basement and two comparables have larger deck/patios than the subject, the appellant requested a total reduced assessment of \$148,113 which would reflect a market value of \$444,383 or \$166.00 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$155,581. The subject's assessment reflects a market value of \$467,913 or \$174.79 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 five comparable sales located within the same neighborhood code as the subject and within .17 miles from the subject. The parcels range in size from 10,010 to 10,120 square feet of land area and are each improved with either a one-story<sup>1</sup> or a two-story dwelling of frame exterior construction. The homes were built from 1988 to 1992, with comparable #3 having a reported effective age of 1991. The dwellings range in size from 2,454 to 2,857 square feet of living area. Each home has a basement, central air conditioning, a fireplace and a garage ranging in size from 440 to 693 square feet of building area. Comparable #5 also has an inground swimming pool. The comparables sold from November 2020 to August 2021 for prices ranging from \$460,000 to \$575,000 or from \$177.81 to \$223.13 per square foot of living area, including land.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant’s

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<sup>1</sup> Although board of review comparable #3 is described as a one-story home, the additional details depict a total living area above-grade of 2,540 square feet with only 802 square feet of ground floor area. Based on this data, it is logical to presume this is actually a two-story dwelling.

comparable #3 as this is a smaller dwelling than the subject. The Board has given reduced weight to board of review comparable #5 which has a pool that is not a feature of the subject.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 along with board of review comparables #1 through #4 which are similar to the subject in location, age, dwelling size, foundation and most features. These most similar comparables sold from September 2020 to August 2021 for prices ranging from \$405,000 to \$575,000 or from \$161.23 to \$223.23 per square foot of living area, including land. The subject's assessment reflects a market value of \$467,913 or \$174.79 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Frank Ross, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085