



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

APPELLANT: Ray Basso
DOCKET NO.: 21-04612.001-R-2
PARCEL NO.: 16-03-101-004

The parties of record before the Property Tax Appeal Board are Ray Basso, 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: \$121,597
IMPR.: \$279,486
TOTAL: \$401,083

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 is a 2.5-story dwelling of wood siding exterior construction with 4,542 square feet of living area. The dwelling was constructed in 1998. Features of the home include a basement, that has finished area, central air conditioning, two fireplaces and an attached 600 square foot garage. The property has an approximately 15,970 square foot site and is located in Lake Forest, Moraine 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 that are located within .89 of a mile from the subject. The comparables have sites ranging in size from 41,138 to 57,351 square feet of land area that are improved with 2-story dwellings ranging in size from 4,469 to 5,295 square feet of living area. The dwellings were built from 1987 to 1993. The comparables have basements, each of which has finished area, central air conditioning, two or three fireplaces, and

a garage ranging in size from 756 to 984 square feet of building area. The comparables sold from June to December 2020 for prices ranging from \$630,000 to \$1,170,000 or from \$118.98 to \$261.80 per square foot of living area, including land.

The appellant included a critique of the comparables. 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 \$401,083. The subject's assessment reflects a market value of \$1,206,265 or \$265.58 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 that are located within .77 of a mile from the subject. The board of review's comparable #4 is the same property as the appellant's comparable #3. The comparables have sites ranging in size from 14,510 to 49,010 square feet of land area that are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,506 to 6,214 square feet of living area. The dwellings were built from 1942 to 2017, with homes built in 1942 and 1989 having 1968 and 1994 effective ages. The comparables have basements, each of which has finished area, central air conditioning, one, three or four fireplaces, and an attached or detached garage ranging in size from 440 to 895 square feet of building area. The comparables sold from May 2020 to June 2021 for prices ranging from \$1,100,000 to \$2,500,000 or from \$261.80 to \$441.15 per square foot of living area, including land.

The board of review submitted a corrected grid, which disclosed missing information regarding features for the subject and the appellant's comparables. The board of review also submitted Multiple Listing Service (MLS) information for the appellant's comparable #1, which disclosed the property suffered from water damage and sold "As Is." The board of review also noted that the appellant's comparable #1 was on the market for 2,663 days and comparable #2 was on the market for 604 days. 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 seven comparable properties for the Board's consideration, one of which was submitted by both parties. The Board finds none of the parties' comparables are particularly similar to the subject. Nevertheless, the Board gives less weight to the appellant's comparable #1, as well as the board of review's comparables #1, #2 and #3, due to their considerable difference in dwelling size when compared to the subject. The Board finds the

parties' remaining comparables, which includes the parties' common comparable, have varying degrees of similarity to the subject. The best comparables sold from June to November 2020 for prices ranging from \$640,000 to \$1,450,000 or from \$140.23 to \$323.37 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,206,265 or \$265.58 per square foot of living area, including land, which falls within the range established by 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 estimated market value as reflected by its assessment is supported. Based on this evidence the Board finds a reduction in the subject's assessment is not 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: 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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