



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

APPELLANT: Elaine A. Villaflores  
DOCKET NO.: 21-04811.001-R-1  
PARCEL NO.: 15-05-309-075

The parties of record before the Property Tax Appeal Board are Elaine A. Villaflores, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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:** \$28,894  
**IMPR.:** \$104,055  
**TOTAL:** \$132,949

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-story dwelling of wood siding exterior construction with 2,692 square feet of living area. The dwelling was constructed in 2004. Features of the home include an unfinished basement, central air conditioning, a fireplace and an attached 440 square foot garage. The property has an approximately 5,410 square foot site and is located in Indian Creek, Vernon 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 that are located within .23 of a mile from the subject. The comparables have sites ranging in size from 5,157 to 5,366 square feet of land area that are improved with 2-story dwellings of frame construction ranging in size from 2,508 to 2,692 square feet of living area. The dwellings were built from 2002 to 2004. The comparables have basements, each of which have finished area, central air conditioning, and an

attached garage ranging in size from 440 to 493 square feet of building area. Three comparables each have a fireplace. The comparables sold from June 2020 to May 2021 for prices ranging from \$375,000 to \$403,675 or from \$140.34 to \$159.09 per square foot of living area, including land. The appellant included a critique of the comparables presented to the Board. 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 \$132,949. The subject's assessment reflects a market value of \$399,847 or \$148.53 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 .17 of a mile from the subject. The board of review's comparable #1 is the same property as the appellant's comparable #3. The comparables have sites ranging in size from 4,900 to 5,990 square feet of land area that are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,672 to 2,692 square feet of living area. The dwellings were built in 2003 or 2004. The comparables have basements, four of which have finished area, central air conditioning, and an attached garage ranging in size from 440 to 493 square feet of building area. Four comparables each have a fireplace. The comparables sold from March to August 2021 for prices ranging from \$403,675 to \$420,000 or from \$151.08 to \$157.19 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 properties for the Board's consideration, one of which was submitted by both parties. The Board finds each of the parties' comparables is similar to the subject in location, style, age, size and most features. However, only the board of review's comparable #3 has an unfinished basement like the subject. Nevertheless, the parties' comparables sold from June 2020 to August 2021 for prices ranging from \$375,000 to \$420,000 or from \$140.34 to \$159.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$399,847 or \$148.53 per square foot of living area, including land, which falls within the range established by the comparables in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Lastly, the subject's estimated market value as reflected by its assessment is further supported by the most similar comparable, which sold in June 2021 for \$420,000 or \$157.19 per square foot of living area, including land. 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: March 26, 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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