



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

APPELLANT: Roger Peck  
DOCKET NO.: 21-04926.001-R-1  
PARCEL NO.: 15-07-101-001

The parties of record before the Property Tax Appeal Board are Roger Peck, 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:** \$74,150  
**IMPR.:** \$158,320  
**TOTAL:** \$232,470

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 improved with a two-story dwelling of wood siding exterior construction containing 4,054 square feet of living area. The dwelling was built in 1991. Features of the home include a basement that is partially finished, central air conditioning, one fireplace, and an attached garage with 1,008 square feet of building area. The subject property also has a 516 square foot inground swimming. The property has a 214,750 square foot or 4.93-acre site located in Long Grove, Vernon 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 improved with two-story dwellings of frame or brick construction that range in size from 3,721 to 4,714 square feet of living area. The homes were built in either 1986 or 1989. Each comparable has a basement that is partially finished with two being a walk-out design, central air conditioning, two or three fireplaces and

an attached garage ranging in size from 594 to 960 square feet of building area. Comparable #3 has an inground swimming pool. The comparables are located within .85 of a mile from the subject and have sites ranging in size from 89,298 to 154,638 square feet of land area. The comparable properties sold from March 2019 to April 2021 for prices ranging from \$645,000 to \$887,250 or from \$147.43 to \$238.44 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$213,489.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$232,470. The subject's assessment reflects a market value of \$699,158 or \$172.46 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 four comparable sales with board of review comparable #1 being the same property as appellant's comparable #3. The comparable sales are improved with two-story dwellings of wood siding or brick exterior construction that range in size from 3,164 to 4,776 square feet of living area. The homes were built from 1986 to 1990. Each comparable has a basement with two being partially finished, central air conditioning, three fireplaces and an attached garage ranging in size from 858 to 1,068 square feet of building area. Comparables #1 and #3 have inground swimming pools. The comparables are located within .80 of a mile from the subject and have sites ranging in size from 47,920 to 196,890 square feet of land area. The comparable properties sold from July 2020 to July 2021 for prices ranging from \$600,000 to \$887,250 or from \$177.97 to \$238.44 per square foot of living area, including land.

### **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 record contains six comparable sales submitted by the parties to support their respective positions, with one comparable being common to the parties. The Board gives little weight to appellant's comparable #2 as this property sold in March 2019, not as proximate in time to the January 1, 2021, assessment date at issue as the remaining sales submitted by the parties. The Board gives less weight to appellant's comparable sale #1 as the price of this property on a square foot of living area basis appears to be an outlier relative to the remaining sales that occurred in 2020 and 2021. The four remaining sales, which includes the common sale provided by the parties, have varying degrees of similarity to the subject property with differences in living area and land area relative to the subject property. Additionally, each comparable has two additional fireplaces relative to the subject dwelling, two comparables have unfinished basements whereas the subject has finished basement area, and two comparables have no swimming pool, unlike the subject property. These four comparables sold for prices ranging from \$600,000 to \$887,250 or from \$177.97 to \$238.44 per square foot of living area, including

land. The subject's assessment reflects a market value of \$699,158 or \$172.46 per square foot of living area, including land, which is within the overall price range but below the range on a square foot of living area basis as established by the best comparable sales in this record. The Board finds the subject's assessment is well supported by these sales when considering the adjustments to the comparables for differences from the subject property. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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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