



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

APPELLANT: Lonna Radunsky
DOCKET NO.: 21-05023.001-R-1
PARCEL NO.: 16-32-411-059

The parties of record before the Property Tax Appeal Board are Lonna Radunsky, 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: \$27,362
IMPR.: \$145,041
TOTAL: \$172,403

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 brick and wood siding exterior construction with 2,436 square feet of living area. The dwelling was constructed in 1990 and is reported to have an effective year built of 1989. Features of the home include a basement, central air conditioning, a fireplace and a 441 square foot garage. The pond view property¹ has an approximately 3,223 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on 12 equity comparables located in the same assessment neighborhood code as the subject. The

¹ The Board finds the subject property has a pond view based on information submitted by the board of review which was not refuted by the appellant.

comparables are improved with two-story dwellings each with 2,436 square feet of living area. The homes were built from 1989 to 1993 all of which have a reported effective year built of 1989. Each comparable has a basement, central air conditioning, one fireplace and a 441 square foot garage. The comparables have improvement assessments that range from \$118,359 to \$130,538 or from \$48.59 to \$53.59 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$130,545 or \$53.59 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 \$172,403. The subject has an improvement assessment of \$145,041 or \$59.54 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on 14 equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with two-story dwellings of brick and wood siding exterior construction each with 2,436 square feet of living area. The homes were built from 1989 to 1992 and have an effective year built of 1989. Each comparable has a basement, central air conditioning, one fireplace and a 441 square foot garage. Each of the comparables have improvement assessments of \$145,041 or \$59.54 per square foot of living area.

The board of review, through the West Deerfield Township Assessor, contended that properties in the subject's subdivision that lack a pond view receive a 10% economic depreciation adjustment. In support of this argument the board of review submitted a map of the subject's subdivision depicting each parcel and its proximity to the subdivision pond. The township assessor also submitted a spreadsheet identifying which parcels in the subject's subdivision receive a 10% economic depreciation adjustment. The board of review also commented that each of its comparables are the same model as the subject. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

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

The parties submitted 26 equity comparables for the Board's consideration. The Board gives less weight to appellant comparables #1, #2, #3, #6, #7 and #9 through #12 which, based on information submitted by the board of review, lack a pond view like the subject.

The Board finds the best evidence of assessment equity to be appellant comparables #4, #5 and #8 along with each of the board of review comparables which have a pond view like the subject and are identical or nearly identical to the subject in location, age, design, dwelling size and

other features. These comparables have improvement assessments that range from \$130,216 to \$145,041 or from \$53.45 to \$59.54 per square foot of living area. The subject's improvement assessment of \$145,041 or \$59.54 per square foot of living area is equal to the upper value of the range established by the best comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

August 22, 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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