



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

APPELLANT: Maria Sanchez  
DOCKET NO.: 21-05111.001-R-1  
PARCEL NO.: 04-17-407-024

The parties of record before the Property Tax Appeal Board are Maria Sanchez, 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:** \$4,134  
**IMPR.:** \$48,429  
**TOTAL:** \$52,563

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 one-story dwelling of aluminum siding exterior construction with 1,344 square feet of living area.<sup>1</sup> The dwelling was constructed in 1990. Features of the home include a basement and a 480 square foot garage. The property has an approximately 5,720 square foot site and is located in Zion, Zion Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on 12 equity comparables that have the same assessment neighborhood code as the subject and are located within .60 of a mile from the subject property. The comparables are improved with one-story dwellings ranging in size from 1,189 to 1,504 square feet of living area. The dwellings were

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<sup>1</sup> The Board finds the best description of the subject property is found in the subject's property record card provided by the board of review.

built from 1970 to 1992. Each comparable has a basement and a garage ranging in size from 280 to 576 square feet of building area. Four comparables each have central air conditioning. The comparables have improvement assessments ranging from \$36,046 to \$46,653 or from \$29.54 to \$31.73 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$41,355 or \$30.77 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 \$52,563. The subject property has an improvement assessment of \$48,429 or \$36.03 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables that have the same assessment neighborhood code as the subject and are located from 39 feet to 1.95 miles from the subject property. The comparables are improved with one-story dwellings of aluminum siding or vinyl siding exterior construction ranging in size from 1,198 to 1,454 square feet of living area. The dwellings were built from 1990 to 1994. Each comparable has a basement and a garage ranging in size from 480 to 672 square feet of building area. Four comparables each have central air conditioning and comparable #2 has a fireplace. The comparables have improvement assessments ranging from \$46,662 to \$53,521 or from \$36.81 to \$40.10 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer 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 record contains a total of 17 suggested equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables due to their considerably older dwelling ages, when compared to the subject. The Board has given reduced weight to board of review comparables #3 and #4 due to their distant locations from the subject being more than one mile away.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #5 which are overall most similar to the subject in location, design, age and some features. However, all three comparables have central air conditioning, not a feature of the subject and two of the three comparables are somewhat smaller in dwelling size, when compared to the subject, suggesting adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, these best comparables have improvement assessments that range from \$46,662 to \$49,951 or from \$37.17 to \$40.10 per square foot of living area. The subject's improvement assessment of \$48,429 or \$36.03 per square foot of living area falls within

the range established by the best comparables in the record in terms of overall improvement assessment but below the comparables on a square foot basis. After considering adjustments to the best comparables for differences when compared to 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: October 17, 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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