



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

APPELLANT: Sheila Vidal
DOCKET NO.: 21-05112.001-R-1
PARCEL NO.: 03-25-409-107

The parties of record before the Property Tax Appeal Board are Sheila Vidal, 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: \$17,408
IMPR.: \$86,621
TOTAL: \$104,029

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 3,070 square feet of living area. The dwelling was built in 2009. Features of the home include a full unfinished basement, central air conditioning, one fireplace, 3½ bathrooms, and an attached garage with 660 square feet of building area. The property has a site with approximately 10,010 square feet of land area and is in Beach Park, Newport 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 twelve equity comparables improved with two-story dwellings that range in size from 2,921 to 3,149 square feet of living area. The homes were built from 2006 to 2009. Eight of the comparables have unfinished basements, eleven comparables have central air conditioning, and six comparables

have one fireplace. The appellant did not disclose whether the comparables have garages. These properties have the same assessment neighborhood code as the subject and are located within .16 of a mile from the subject property. The comparables have improvement assessments ranging from \$52,097 to \$89,692 or from \$17.72 to \$28.82 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$81,647.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$104,029. The subject property has an improvement assessment of \$86,621 or \$28.22 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 are the same properties as appellant's comparables #1, #9, #8, #7, and #5, respectively. The board of review analysis contained more descriptive information about the comparables such as each property has 2½ bathrooms, and each comparable has an attached garage ranging in size from 450 to 660 square feet of building area. These five comparables have improvement assessments ranging from \$80,449 to \$89,692 or from \$26.20 to \$28.82 per square foot of living area.

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 Board finds the best evidence of assessment equity to be the assessment equity analysis submitted by the board of review, which included five of the comparables also identified by the appellant. The board of review analysis was superior to the appellant's analysis in that the board of review provided more completed descriptive information about the subject and the comparables which allows this Board to conduct a more meaningful evaluation of the elements of comparability between the properties. The five comparables provided by the board of review are similar to the subject in location, size, age, and most features. Each comparable, however, has one less bathroom than the subject suggesting each would require an upward adjustment to make them more equivalent to the subject property. Additionally, comparables #3, #4 and #5 have no fireplace, whereas the subject has one fireplace, again suggesting each would require an upward adjustment to make them more equivalent to the subject property for this amenity. Finally, board of review comparables #4 and #5 each has a garage that is 210 square feet smaller than the subject's garage, indicating these two comparables would require upward adjustments for this characteristic. These five comparables have improvement assessments ranging from \$80,449 to \$89,692 or from \$26.20 to \$28.82 per square foot of living area. The subject's improvement assessment of \$86,621 or \$28.22 per square foot of living area falls within the range established by the best comparables in this record and is well supported after considering the suggested adjustments. Based on this record 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:

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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