



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

APPELLANT: Debra Karberg
DOCKET NO.: 22-00148.001-R-1
PARCEL NO.: 10-17-300-015

The parties of record before the Property Tax Appeal Board are Debra Karberg, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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: \$57,723
IMPR.: \$120,257
TOTAL: \$177,980

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 2022 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 2-story dwelling of wood siding exterior construction with 3,326 square feet of living area. The dwelling was built in 1986. Features of the home include an unfinished basement, central air conditioning, three fireplaces, and a 936 square foot garage. The property has an approximately 248,290 square foot site and is located in Grayslake, Fremont 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 four equity comparables located from 1.11 to 1.38 miles from the subject, three of which have the same assessment neighborhood code as the subject property. The comparables are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,226 to 3,745 square feet of living area. The comparables were built from 1985 to 1998. The

comparables each have a basement, one of which is a walkout with finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 655 to 929 square feet of building area. Compare #2 also features a four-sided, closed, wooden pole building. The comparables have improvement assessments that range from \$87,937 to \$122,070 or from \$23.48 to \$34.66 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$109,758 or \$33.00 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 \$177,980. The subject property has an improvement assessment of \$120,257 or \$36.16 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located from 0.62 of a mile to 3.15 miles from the subject, each of which has the same assessment neighborhood code as the subject property. The comparables are improved with 1-story,¹ 1.5-story, or 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 2,906 to 3,802 square feet of living area. The homes were built in either 1987 or 1988 with comparable #3 having a reported effective age of 1989. The comparables each have a basement with one having finished area. Each comparable has central air conditioning and a garage ranging in size from 682 to 760 square feet of building area. Three comparables each have one fireplace. The comparables have improvement assessments that range from \$119,640 to \$138,606 or from \$36.36 to \$41.63 per square foot of living area. 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 eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, and #4 as well as board of review comparables #2, #3, and #4. The appellant's comparable #1 and board of review comparable #4 have basement finish, unlike the subject. The appellant's comparable #2 features a pole barn, which the subject lacks. The appellant's comparable #4 and board of review comparable #3 are less similar to the subject in dwelling size than other comparables in this record. Furthermore, board of review comparable #2 is located over 3 miles, thus being less proximate in location to the subject than other comparables in this record.

¹ Board of review comparable #3 is reported to be a 1-story home; however, its above ground living area exceeds its ground floor living area suggesting this dwelling may be a part 2-story home.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3 and board of review comparable #1 which are more similar to the subject in design, age, dwelling size, and some features. These two comparables have improvement assessments of \$122,070 and \$127,687 or of \$34.17 and \$36.36 per square foot of living area, respectively. The subject's improvement assessment of \$120,257 or \$36.16 per square foot of living area falls below the two best comparables in this record on an overall improvement assessment basis but is bracketed by them on a per square foot basis. Based on this record and after considering adjustments to the two 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: 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

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