



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

APPELLANT: Marianne Gaughan  
DOCKET NO.: 22-00310.001-R-1  
PARCEL NO.: 16-08-302-005

The parties of record before the Property Tax Appeal Board are Marianne Gaughan, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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:** \$162,911  
**IMPR.:** \$268,445  
**TOTAL:** \$431,356

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 brick exterior construction with 5,843 square feet of living area. The dwelling was built in 1993. Features of the home include a partially finished basement, central air conditioning, two fireplaces, and a 1,008 square foot garage. The home also features an 800 square foot inground swimming pool. The property has an approximately 54,010 square foot site and is located in Lake Forest, West Deerfield 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 located in the same assessment neighborhood code as the subject property and within 0.31 of a mile from the subject. The comparables have sites ranging in size from 60,110 to 120,230 square feet of land area. The comparables are improved with 1.75-story or 2-story dwellings of brick or wood siding exterior

construction ranging in size from 5,978 to 6,517 square feet of living area. The homes were built in either 1988 or 1990. The comparables each have a basement with two having finished area. Each comparable has central air conditioning, three fireplaces, and an attached garage ranging in size from 816 to 1,518 square feet of building area. Comparable #1 has an additional 300 square foot detached garage. Comparable #2 has an inground swimming pool and bath house. The properties sold from April 2020 to April 2022 for prices ranging from \$830,000 to \$1,395,000 or from \$138.84 to \$219.91 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$416,876 which reflects a market value of \$1,250,753 or \$214.06 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$431,356. The subject's assessment reflects a market value of \$1,294,197 or \$221.50 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located in the same assessment neighborhood code as the subject property and within 0.31 of a mile from the subject. Board of review comparables #2 and #3 are the same properties as the appellant's comparables #3 and #2, respectively. The comparables have sites ranging in size from 60,110 to 120,230 square feet of land area. The comparables are improved with 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 5,604 to 6,517 square feet of living area. The homes were built in either 1989 or 1990. The comparables each have a basement with two having finished area. Each comparable has central air conditioning, three fireplaces, and a garage ranging in size from 816 to 1,518 square feet of building area. Comparable #3 has an inground swimming pool and bath house. The properties sold from September 2021 to April 2022 for prices ranging from \$1,270,000 to \$1,395,000 or from \$214.06 to \$226.62 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 parties submitted four comparable sales for the Board's consideration, which includes two sales shared by the parties. The Board gives less weight to the appellant's comparable #1 which

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<sup>1</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2022.

has a 2020 sale date which occurred less proximate in time to the subject's January 1, 2022 assessment date at issue than other comparables in this record.

The Board finds the best evidence of market value to be the parties' three remaining comparables which sold proximate in time to the subject's assessment date and are similar to the subject in location, design, age, dwelling size, and most features. However, two of these comparables lack an inground swimming pool and one comparable lacks basement finish, both features of the subject, suggesting upward adjustments for these differences would be necessary to make them more equivalent to the subject. In addition, one comparable has a bath house, a feature the subject lacks, suggesting a downward adjustment for this difference would be necessary to make it more equivalent to the subject. Nevertheless, these three properties sold from September 2021 to April 2022 for prices ranging from \$1,270,000 to \$1,395,000 or from \$214.06 to \$226.62 per square foot of living area, land included. The subject's assessment reflects a market value of \$1,294,197 or \$221.50 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. Based on this evidence and after considering the appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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: February 20, 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

AGENCY

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APPELLANT

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