



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

APPELLANT: Elizabeth Teich
DOCKET NO.: 22-01323.001-R-1
PARCEL NO.: 16-07-204-030

The parties of record before the Property Tax Appeal Board are Elizabeth Teich, 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: \$15,573
IMPR.: \$144,768
TOTAL: \$160,341

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 brick and wood siding exterior construction containing 1,822 square feet of living area. The dwelling was built in 1990. Features of the home include a full basement,¹ central air conditioning, one fireplace and an attached two-car garage with 461 square feet of building area. The property has a 6,098 square foot site 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 improved with two-story dwellings

¹ Neither party indicated in their respective grid analyses that the subject had finished basement area, however, the board of review submitted a copy of a Multiple Listing Service listing sheet associated with a September 2010 listing of the subject property describing the home as having a finished basement. For purposes of this appeal, the Board will not consider the subject dwelling as having finished basement area.

each with 2,186 square feet of living area. The homes were built in 1999. Each comparable has a basement, central air conditioning, one fireplace, and a garage with 462 square feet of building area. These properties are located from .46 to .51 of a mile from the subject property. The sales occurred from May 2020 to September 2021 for prices ranging from \$333,000 to \$579,900 or from \$152.33 to \$265.28 per square foot of living area, land included. The appellant requested the subject's total assessment be reduced to \$103,236.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$160,341. The subject's assessment reflects a market value of \$481,071 or \$264.03 per square foot of living area, land included, when using the statutory level of assessments.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales with comparable sale #2 being the same property as appellant's comparable sale #3. The comparables consist of two-story dwellings of brick or brick and wood siding exterior construction that contain either 2,186 or 2,245 square feet of living area. The homes were built in 1990 and 1999. Each comparable has a basement with one having finished area, central air conditioning, one fireplace, and a garage with either 420 or 462 square feet of building area. Comparable #3 has a 4,790 square foot site. These properties are located from .01 to .50 of a mile from the subject property with comparable #3 having the same assessment neighborhood code as the subject property. The sales occurred from April 2021 to March 2022 for prices ranging from \$553,000 to \$630,000 or from \$246.33 to \$288.20 per square foot of living area, land included.

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 Board finds the best evidence of market value to be appellant's comparable sale #3 and the comparable sales submitted by the board of review, which includes a common sale. These three comparables sold proximate in time to the assessment date for prices ranging from \$553,000 to \$630,000 or from \$246.33 to \$288.20 per square foot of living area, including land. The subject's assessment reflects a market value of \$481,071 or \$264.03 per square foot of living area, including land, which is below the overall price range but within the range on a per square foot of living area basis as established by the best comparable sales in this record. Less weight is given to appellant's comparable sales #1 and #2 as their transactions were not as proximate in time to the assessment date as the best sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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: January 16, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Elizabeth Teich, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 2
Hawthorn Woods, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085