



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

APPELLANT: Julie Trapani  
DOCKET NO.: 22-01379.001-R-1  
PARCEL NO.: 07-26-208-010

The parties of record before the Property Tax Appeal Board are Julie Trapani, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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:** \$15,896  
**IMPR.:** \$90,602  
**TOTAL:** \$106,498

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 2,535 square feet of living area. The dwelling was constructed in 1988. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 540 square foot garage. The property has a 9,560 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales located in the same assessment neighborhood code as the subject and within .25 of a mile from the subject property. The comparables have sites that range in size from 10,001 to 12,214 square feet of land area. The comparables are improved with 2-story dwellings of wood frame exterior construction that range in size from 2,307 to 2,704 square feet of living area that were built from 1979 to 1990. The

appellant reported that each comparable has a basement, one with finished area,<sup>1</sup> central air conditioning and a garage ranging in size from 460 to 560 square feet of building area. Six comparables each have one fireplace. The comparables sold from July 2020 to April 2021 for prices ranging from \$280,000 to \$320,000 or from \$114.65 to \$136.11 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$106,498. The subject's assessment reflects a market value of \$319,526 or \$126.05 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment, the board of review submitted information on seven comparable sales. Comparables #6 and #7 are the same properties as the appellant's comparables #4 and #5, respectively. The comparables are located within .52 of a mile with three comparables being in the same assessment neighborhood code as the subject property. The comparables have sites ranging from 9,150 to 32,890 square feet of land area. The comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 1,896 to 2,681 square feet of living area that were built from 1979 to 2000 with comparable #5 having an effective age of 1995. Each comparable has a basement, six with finished area, central air conditioning and a garage ranging in size from 440 to 650 square feet of building area. Six comparables each have one fireplace. The board of review also submitted a location map of the comparables stating that the comparables submitted are in the subject's immediate market area and school district and that comparable #2 views a well-traveled local thoroughfare that is a negative traffic influence. The comparable sold from December 2020 to October 2022 for prices ranging from \$314,000 to \$383,500 or from \$135.02 to \$172.67 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 a total of ten comparable sales for the Board's consideration, with two comparables being common to both parties. The Board has given less weight to the appellant's comparables #1, #2, #3 and #5/board of review comparable #7, which sold less proximate in time

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<sup>1</sup> The appellant submitted MLS data sheet for comparable disclosing that the comparable has wood siding exterior construction a partially finished basement and the comparable was rehabbed in 2014.

<sup>2</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.

to the assessment date than the other comparables in this record. The Board gave reduced weight to board of review comparables #2, #3 and #5 due to their dissimilar dwelling sizes and/or lot size when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables which includes one common comparable. The Board finds that these comparables sold more proximate in time to the assessment date and are similar to the subject in location, design, age, dwelling size, and features. However, two of the three best comparables have basements with finished area, a feature the subject lacks, suggesting downward adjustment would be required to make these comparables more equivalent to the subject. Nevertheless, these three comparables sold from April to December 2021 for prices of \$320,000 and \$375,000 or ranging from \$135.02 to \$143.24 per square foot of living area, including land. The subject's assessment reflects a market value of \$319,526 or \$126.05 per square foot of living area, including land, which falls below the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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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