



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

APPELLANT: Karl Krueger
DOCKET NO.: 22-01412.001-R-1
PARCEL NO.: 12-17-209-024

The parties of record before the Property Tax Appeal Board are Karl Krueger, 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: \$34,028
IMPR.: \$166,582
TOTAL: \$200,610

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 is improved with a two-story dwelling of wood siding exterior construction containing 2,786 square feet of living area. The dwelling was built in 1995. Features of the home include a full basement partially finished with a 682 square foot recreation room,¹ central air conditioning, one fireplace, 3½ bathrooms, and an attached garage with 540 square feet of building area. The property has a site with approximately 10,720 square feet of land area located in Lake Bluff, Shields 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 that range in size from 2,773 to 3,166 square feet of living area. The homes were built in 1984

¹ The board of review submitted a copy of the subject's property record card describing the home as having full basement with 682 square feet of recreation room area, which was not refuted by the appellant in rebuttal.

or 1986. Each comparable has a basement, central air conditioning, one fireplace, 2½ or 3½ bathrooms, and a garage with either 484 or 594 square feet of building area. The appellant submitted copies of the Multiple Listing Service listing sheets for comparables #1 and #3 describing the homes as being rehabbed in 2016 and 2020, respectively. The comparables have sites ranging in size from 19,685 to 22,577 square feet of land area and are located from approximately .18 to .44 of a mile from the subject property. The sales occurred from February 2021 to April 2022 for prices ranging from \$700,000 to \$812,000 or from \$225.52 to \$259.65 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$192,215.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$200,610. The subject's assessment reflects a market value of \$601,890 or \$216.04 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on five comparable sales improved with 1.5-story or 2-story dwellings of wood siding or brick exterior construction that range in size from 2,632 to 2,744 square feet of living area. The homes were built from 1981 to 1986. Each comparable has a full or partial basement with two having finished area, central air conditioning, one fireplace, 2 ½ or 3 ½ bathrooms, and an attached garage ranging in size from 484 to 676 square feet of building area. The comparables have sites ranging in size from 16,560 to 28,080 square feet of land area and are located from approximately .17 to .59 of a mile from the subject property. These properties sold from June 2021 to September 2022 for prices ranging from \$725,000 to \$955,000 or from \$267.86 to \$362.84 per square foot of living area, including land.

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 board of review sales #2 through #5 as these properties are improved with dwellings most similar to the subject dwelling in size and have prices that are relatively consistent. The comparables are improved with homes slightly older than the subject dwelling and four of the comparables have unfinished basements, dissimilar to the subject's partially finished basement. Conversely, each comparable has a larger site than the subject property. These comparables sold for prices ranging from \$720,000 to \$785,000 or from \$259.65 to \$298.25 per square foot of living area, including land. The subject's assessment reflects a market value of \$601,890 or \$216.04 per

² Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

square foot of living area, including land, which is below the range established by the best comparable sales in this record. Less weight is given appellant's comparables #1 and #2 due to differences from the subject dwelling in size. Less weight is given board of review comparable #1 as the price for this property is an outlier being significantly higher when contrasted with the other comparables in the record that are similar to the subject in dwelling size. Based on this evidence the Board finds 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

AGENCY

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