



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

APPELLANT: Steve Olson
DOCKET NO.: 22-01446.001-R-1
PARCEL NO.: 14-27-303-004

The parties of record before the Property Tax Appeal Board are Steve Olson, 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: \$41,961
IMPR.: \$182,625
TOTAL: \$224,586

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 frame and brick exterior construction containing 4,407 square feet of living area. The dwelling was built in 1977 but has an effective construction date of 1984. Features of the home include an unfinished basement, central air conditioning, one fireplace, and an attached garage with 1,137 square feet of building area. The property has a 45,038 square foot site located in Kildeer, Ela 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 of brick or frame and brick exterior construction that range in size from 3,716 to 4,837 square feet of living area. The homes were built from 1972 to 1993. Each property has an unfinished basement with one being a walk-out design, central air conditioning, one to five fireplaces, and an attached garage ranging in size from 650 to 1,012 square feet of building area. Two

comparables have 631 or 900 square feet of deck area and each comparable has from 195 to 1,151 square feet of patio area. Comparable #1 also has a shed and comparable #3 also has a 648 square foot inground swimming pool. These properties have sites ranging in size from 43,910 to 48,980 square feet of land area. The comparables are in the same neighborhood as the subject and from approximately .11 to .66 of a mile from the subject property. The sales occurred from November 2020 to April 2022 for prices ranging from \$545,000 to \$725,000 or from \$146.66 to \$183.56 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$212,984.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$224,586. The subject's assessment reflects a market value of \$673,825 or \$152.90 per square foot of living area, land included, when using the statutory level of assessment for Lake County of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on three comparable sales with comparable #3 being the same property as appellant's comparable sale #3. The comparables are improved with two-story dwellings of frame, brick, or brick and frame exterior construction that range in size from 3,668 to 3,868 square feet of living area. The homes were built from 1973 to 1990. Each property has an unfinished basement with one being a walk-out design, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 528 to 1,012 square feet of building area. Each comparable has from 308 to 1,151 square feet of patio area and comparable #3 has an inground swimming pool. These properties have sites ranging in size from 44,378 to 52,433 square feet of land area and located in the subject's neighborhood from approximately .38 to .62 of a mile from the subject property. The sales occurred from May 2021 to April 2022 for prices ranging from \$687,000 to \$710,000 or from \$177.89 to \$186.48 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 record contains five comparables submitted by the parties to support their respective positions with one comparable being common to the parties. The Board gives less weight to appellant's comparable #2 as this property sold in November 2020, approximately 13 months prior to the assessment date at issue, and not as proximate in time to the January 1, 2022, lien date as the remaining sales in this record. The Board finds the best evidence of market value to be appellant's comparable sales #1 and #3 as well as the board of review comparable sales, which includes the common sale submitted by the parties. Each of these comparables is improved with

¹ 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.

a smaller home than the subject property suggesting each would require an upward adjustment for size. Three of the comparables have smaller garages than the subject, again suggesting these properties would require an upward adjustment to make them more equivalent to the subject property. Conversely, one comparable has an inground swimming pool, one comparable has an additional fireplace, one comparable has 900 square feet of deck area, and each comparable has from 308 to 1,151 square feet of patio area, features the subject does not have, suggesting each comparable would require downward adjustments to make them more equivalent to the subject for these amenities. Nevertheless, these four comparables sold for prices ranging from \$545,000 to \$710,000 or from \$146.66 to \$186.48 per square foot of living area, including land. The subject's assessment reflects a market value of \$673,825 or \$152.90 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported after considering the suggested adjustments. 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: 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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