



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

APPELLANT: Sam Rasty
DOCKET NO.: 22-01452.001-R-1
PARCEL NO.: 15-06-304-002

The parties of record before the Property Tax Appeal Board are Sam Rasty, 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: \$59,741
IMPR.: \$119,727
TOTAL: \$179,468

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 one-story dwelling of brick exterior construction with 2,850 square feet of living area. The dwelling was constructed in 1988. Features of the home include a full basement, which is partially finished, central air conditioning, two fireplaces, a deck, patio area, and a 988 square foot garage. The property has an 83,635 square foot site and is located in Long Grove, Vernon 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 between .29 of a mile to 4.58 miles from the subject property.¹ The comparables have sites that range in size from 57,063 to 196,891 square feet of land area. The properties consist of one-story style dwellings of frame or

¹ The appellant noted there were no like kind sales in the subject property's neighborhood or in the same assessment neighborhood code, but three other sales located in the same city were provided.

brick exterior construction that range in size from 2,646 to 3,319 square feet of living area that were built between 1980 and 1987. The comparables have partial or full basements, with partially finished areas, central air conditioning, one to three fireplaces, a deck, and a garage ranging in size from 483 to 1,372 square feet of building area. One of the properties has a walk-out basement, while two have patio areas. The comparables were sold between February 2020 and June 2021 for prices ranging from \$465,000 to \$600,000 or from \$142.36 to \$177.83 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 \$179,468. The subject's assessment reflects a market value of \$538,458 or \$188.93 per square foot of living area, including land, when applying the statutory level of assessments of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on three comparable sales. One of the comparables is in the same assessment neighborhood code as the subject, while all the properties are located within one mile and the same city as the subject property. The properties have sites that range in size from 12,580 to 109,340 square feet of land area. The comparables are improved with one-story style dwellings of either frame or brick exterior construction ranging in size from 3,459 to 4,095 square feet of living area that were built between 1980 and 2006. Each comparable has either a full or partial basement, air-conditioning, one to two fireplaces, and garages ranging in size from 831 to 1,062 square feet of building area. Two of the properties also have an inground swimming pool and a deck. The board of review's comparables sold between April and September 2021 for prices ranging from \$675,000 to \$880,000 or from \$177.05 to \$246.91 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 six comparable sales for the Board's consideration, however, the Board has given less weight to the appellant's comparable #2 and the board of review's comparable #3 due to age and/or location. The Board finds the best evidence of market value to be the appellant's comparables #1 and #3 and the board of review's comparables #1 and #2, which were sold between February 2020 and September 2021. These comparables sold for prices ranging from \$472,500 to \$880,000 or from \$143.43 to \$246.91 per square foot of living

² Section 1910.50(c)(1) of the Board's procedural rules 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. Adm. Code 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.

area, including land. The Board further finds the single most comparable property is the board of review's comparable #1, which is the most similar to the subject property in living area, lot size, location and date of sale in relation to the January 1, 2022, assessment date. This property sold in September 2021 for \$880,000 or \$246.91 per square foot of living area, including land.

The subject's assessment reflects a market value of \$538,458 or \$188.93 per square foot per of living area, including land, which is within the range established by the best comparable sales in this record and is significantly lower than the most recent and similar comparable property contained in the record. 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: 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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