



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

APPELLANT: Frank LaFasto  
DOCKET NO.: 22-01486.001-R-1  
PARCEL NO.: 16-07-408-010

The parties of record before the Property Tax Appeal Board are Frank LaFasto, 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:** \$206,267  
**IMPR.:** \$220,818  
**TOTAL:** \$427,085

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 brick exterior construction with 5,493 square feet of living area. The dwelling was constructed in 1995. Features of the home include a basement with finished area, central air conditioning, one fireplace, an inground swimming pool and a 1,100 square foot garage. The property has an approximately 68,390 square foot site and is located 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 located from 0.27 of a mile to 1.15 miles from the subject property. The comparables have sites that range in size from 60,984 to 120,226 square feet of land area and are improved with 2-story dwellings ranging in size from 5,414 to 6,139 square feet of living area. The dwellings were built in 1990 or 1999. Each

comparable has a basement, with one having finished area.<sup>1</sup> Each dwelling has central air conditioning, one or three fireplaces and a garage ranging in size from 816 to 912 square feet of building area. Comparable #3 has an inground swimming pool. The properties sold from December 2020 to September 2021 for prices ranging from \$1,145,000 to \$1,350,000 or from \$204.61 to \$232.55 per square foot of living area, land included.

The appellant submitted a copy of the Multiple Listing Service sheet for its comparable #3 reporting the property was updated in 2014. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$391,795 which reflects a market value of \$1,175,503 or \$214.00 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$427,085. The subject's assessment reflects a market value of \$1,281,383 or \$233.28 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

The board of review critiqued the appellant's comparables arguing two of the properties are located outside of the subject's neighborhood and over one mile from the subject property while another comparable sold in 2020.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.42 of a mile from the subject property. The comparables have sites that range in size from 60,110 to 62,290 square feet of land area and are improved with 1.75-story or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 4,574 to 6,517 square feet of living area. The homes were built from 1987 to 1990. Two comparables have a basement with finished area and one comparable has a concrete slab foundation. Each dwelling has central air conditioning, two or three fireplaces and a garage ranging in size from 806 to 1,518 square feet of building area. Comparable #2 has an inground swimming pool. The properties sold from April 2021 to April 2022 for prices ranging from \$1,270,000 to \$1,975,000 or from \$214.06 to \$431.79 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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

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<sup>1</sup> Some property details for the appellant's comparable #3 was found in its Multiple Listing Service sheet, submitted by the appellant, which disclosed the property has a finished basement, three fireplaces and an inground swimming pool which were not disclosed in the appellant's grid analysis.

<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.

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 six comparable sales for the Board's consideration, none of which are particularly similar to the subject. The appellant's comparables differ from the subject in location, site size and/or sale date while the board of review's comparables differ from the subject in dwelling size or foundation type. These comparables sold from December 2020 to April 2022 for prices ranging from \$1,145,000 to \$1,975,000 or from \$204.61 to \$431.79 per square foot of living area, including land. Removing the high and low sales, appellant comparable #1 and board of review comparable #1, results in a tighter value range of \$1,259,000 to \$1,395,000 or from \$214.06 and \$232.55 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$1,281,392 or \$233.28 per square foot of living area, including land, which falls within the comparables, with the narrowest range, contained in the record on an overall market value basis and slightly above the range on a per square foot basis. Given the subject's inground swimming pool a somewhat higher per square foot value appears logical. Therefore, after considering appropriate adjustments to the comparables with the narrowest range for differences from the subject, the Board finds the subject's assessment appears justified and 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: 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

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

APPELLANT

Frank LaFasto, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
40 Landover Parkway  
Suite 3  
Hawthorn Woods, IL 60047

COUNTY

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