



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

APPELLANT: Lynn Waskin
DOCKET NO.: 22-01509.001-R-1
PARCEL NO.: 16-28-221-008

The parties of record before the Property Tax Appeal Board are Lynn Waskin, 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: \$70,351
IMPR.: \$272,897
TOTAL: \$343,248

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 two-story dwelling of brick and wood siding exterior construction with 4,961 square feet of living area. The dwelling was constructed in 2011. Features of the home include a basement, central air conditioning, one fireplace and a 642 square foot garage. The property has an approximately .8356-acre or 36,999 square foot site and is located in Highland Park, West Deerfield Township, Lake County.¹

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales that are located from .73 to 1.37 miles from the subject property and two comparables have the same assessment neighborhood code as the subject. The comparables have sites that range in size from 38,311 to 40,075 square feet of

¹ The subject's site size is found in the Multiple Listing Service (MLS) listing sheets provided by the board of review.

land area. The comparables are improved with two-story dwellings ranging in size from 5,145 to 5,469 square feet of living area. The dwellings were built from 2001 to 2005. Each comparable has a basement, central air conditioning and a garage ranging in size from 805 to 1,169 square feet of building area. Two comparables each have one fireplace. The comparables sold from July to September 2021 for prices ranging from \$1,050,000 to \$1,525,000 or from \$191.99 to \$283.51 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$338,968, which would reflect a market value of \$1,017,006 or \$205.00 per square foot of above ground living area, including land, when using 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 \$343,248. The subject's assessment reflects a market value of \$1,029,847 or \$207.59 per square foot of above ground 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 three comparable sales that have the same assessment neighborhood code as the subject and are located within .93 of a mile from the subject property. The board of review's comparables #1 and #2 are the same properties as the appellant's comparables #2 and #3, respectively. The comparables have sites that range in size from 38,310 to 44,870 square feet of land area. The comparables are improved with one-story³ or two-story dwellings of brick or wood siding exterior construction ranging in size from 5,145 to 6,083 square feet of living area. The dwellings were built from 1995 to 2002. The comparables each have a basement, two of which have finished area. Each comparable has central air conditioning, two fireplaces and a garage ranging in size from 805 to 1,113 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold in July or August 2021 for prices ranging from \$1,175,000 or \$1,525,000 or from \$213.71 to \$283.51 per square foot of living area, land included. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

The board of review submitted an MLS sheet associated with the January 2020 sale of the subject property for a price of \$995,000. The board of review contends the subject's 2022 assessment is equal to the 2020 sale plus application of the township equalization factors. The board of review provided a table that depicts township equalization factors that were applied from 2015 to 2022. The board of review also submitted an MLS sheet associated with the May 2023 listing of the subject property with an original list price of \$1,395,000. The board of review contends that the subject property was under contract in June 2023 for \$1,395,000, which is \$365,000 higher than its estimated market value reflected by its 2022 assessment.

² 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.

³ The board of review's comparable #3 has a ground floor area of 3,028 square feet with an above ground living area of 6,083 square feet, suggesting the dwelling is part two-story.

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 a four comparable sales for the Board's consideration, as two sales were common to both parties. The Board has given less weight to the appellant's comparable #1 due to its distant location from the subject being more than one mile away. The Board has given reduced weight to board of review comparable #3 due to its larger dwelling size, older age and inground swimming pool, when compared to the subject.

The Board finds the best evidence of market value to be the parties' two common comparables, which are similar to the subject in location, dwelling size, design, age and some features. These two comparables sold in July and August 2021 for prices of \$1,175,000 and \$1,525,000 or for \$228.38 and \$283.51 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,029,847 or \$207.59 per square foot of living area, including land, which is less than the two best comparables in the record both in terms of overall market value and on a price per square foot basis. Based on this record, the Board finds the appellant did not prove by a preponderance of the evidence that the subject was overvalued 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: 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

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