



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

APPELLANT: Kim Vandergrift
DOCKET NO.: 22-01519.001-R-1
PARCEL NO.: 16-32-210-001

The parties of record before the Property Tax Appeal Board are Kim Vandergrift, 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: \$47,165
IMPR.: \$108,663
TOTAL: \$155,828

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 exterior construction with 2,184 square feet of living area. The dwelling was constructed in 1954 and has an effective age of 1984. Features of the home include a basement with finished area, central air conditioning and a 488 square foot garage. The property has an approximately 10,019 square foot site and is located in Deerfield, 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 within 0.95 of a mile from the subject property. The comparables have sites that range in size from 8,978 to 12,118 square feet of land area and are improved with two-story dwellings ranging in size from 2,187 to 2,434 square feet of living area. The dwellings were built from 1973 to 1979. Each comparable has a

basement, with one having finished area.¹ Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 462 to 594 square feet of building area. The properties sold from July 2021 to March 2022² for prices ranging from \$485,000 to \$739,000 or from \$207.71 to \$337.91 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$139,034 which reflects a market value of \$417,144 or \$191.00 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 \$155,828. The subject's assessment reflects a market value of \$467,531 or \$214.07 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.³

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.95 of a mile from the subject property. Board of review comparables #1 and #3 are the same properties as the appellant's comparables #1 and #3, respectively, which were previously described. Comparable #2 has an 8,980 square foot site improved with a two-story dwelling with 2,355 square feet of living area. The home was built in 1977 and has an unfinished basement, central air conditioning, a fireplace and a 495 square foot garage. The three properties sold from July 2021 to March 2022 for prices ranging from \$585,500 to \$739,000 or from \$240.55 to \$337.91 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 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 four comparable sales for the Board's consideration, as two properties were common to both parties. The comparables in the record are similar to the subject in location, effective age, dwelling size and other features, although three homes lack a finished basement like the subject, suggesting upward adjustments are needed to make these comparables more equivalent to the subject. The comparables sold from July 2021 to March 2022 for prices ranging from \$485,000 to \$739,000 or from \$207.71 to \$337.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$467,531 or \$214.07 per

¹ Appellant comparable #3, also submitted by the board of review, is described in the board of review's grid analysis as having 538 square feet of finished basement area, which was not refuted by the appellant.

² Appellant comparable #1, also submitted by the board of review as its comparable is found to have a sale date of March 24, 2022, as reported in the board of review's grid analysis.

³ 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.

square foot of living area, including land, which falls below the range established by the comparable sales in this record on an overall market value basis and within the range on a per square foot basis. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is 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

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