



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

APPELLANT: Scott Olson  
DOCKET NO.: 22-01720.001-R-1  
PARCEL NO.: 13-15-302-027

The parties of record before the Property Tax Appeal Board are Scott 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:** \$39,495  
**IMPR.:** \$0  
**TOTAL:** \$39,495

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 consists of a property that has a 41,730 square foot site and is located in Lake Barrington, Cuba Township, Lake County.

The appellant contends overvaluation regarding the land as the basis of the appeal. In support of this argument, the appellant submitted information on four land comparable sales<sup>1</sup> located from .15 of a mile to 2.40 miles from the subject property. The comparables are reported to have sites that range in size from 58,980 to 87,953 square feet of land area. The comparables sold from April 2021 to June 2022 for prices ranging from \$74,700 to \$315,000 or from \$0.85 to \$4.88 per square foot of land area.

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<sup>1</sup> The appellant submitted five comparables but did not disclose sales data for comparable #2. The four remaining comparables have been renumbered #1 through #4 for ease of reference.

Based on this evidence, the appellant requested a reduction in the subject's land assessment to \$27,260 which would reflect a market value of \$81,788 or \$1.96 per square foot of land area, at 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 \$39,495. The subject's land assessment reflects a market value of \$118,497 or \$2.84 per square foot of land area, when applying the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment, the board of review submitted information on four land comparable sales, with comparable #3 being the same property as the appellant's comparable #2. The comparables are located from .13 to .22 of a mile from the subject property. The comparables have sites that range in size from 50,530 to 61,550 square feet of land area. The comparables sold from March 2021 to May 2022 for prices ranging from \$100,000 to \$179,900 or from \$1.95 to \$3.56 per square foot of land area. 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 seven comparable sales for the Board's consideration, with one comparable being common to both parties. The Board has given less weight to appellant's comparable #1 due to its distance of over two miles away from the subject property. The Board gave reduced weight to appellant's comparable #3, which appears to be an outlier when given other comparable sales available in the record.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #4 along with the board of review comparables, which includes the common comparable, which are relatively similar to the subject in location, however, the Board finds that the comparables are larger in lot size. Nevertheless, the comparables sold from March 2021 to June 2022 for prices ranging from \$100,000 to \$179,900 or from \$1.87 to \$3.56 per square foot of land area. The subject's land assessment reflects a market value of \$118,497 or \$2.84 per square foot of land area, which falls within the range of the best comparables in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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<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). Prior to the drafting of this decision, the Department of Revenue has not published figures for tax year 2022.

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:

April 16, 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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COUNTY

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