



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

APPELLANT: Sharon Elias
DOCKET NO.: 22-01730.001-R-1
PARCEL NO.: 16-31-112-017

The parties of record before the Property Tax Appeal Board are Sharon Elias, 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: \$81,199
IMPR.: \$101,776
TOTAL: \$182,975

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 is improved with a one-story dwelling of wood siding exterior construction containing 2,342 square feet of living area. The dwelling was constructed in 1995. Features of the home include a basement partially finished with a 1,171 square foot recreation room,¹ central air conditioning, one fireplace, and an attached garage with 520 square feet of building area. The property is in Riverwoods, 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 improved with one-story dwellings that range in size from 2,342 to 2,724 square feet of living area. The homes were built in either 1979 or 1994. Each comparable has a basement, central air conditioning, one fireplace, and

¹ The board of review submitted a copy of the subject's property record card describing the home as having a partial basement with 1,171 square feet of recreation room area, which was not refuted by the appellant in rebuttal.

garage ranging in size from 450 to 528 square feet of building area. The comparables are located from either approximately .19 of a mile or 1.50 miles from the subject property. Comparable #2 has the same assessment neighborhood code as the subject property. The sales occurred from April 2020 to September 2021 for prices ranging from \$447,500 to \$650,000 or from \$164.46 to \$238.62 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$165,485.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$182,975. The subject's assessment reflects a market value of \$548,980 or \$234.41 per square foot of 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 with comparable #2 being the same property as appellant's comparable #2. These properties are improved with one-story dwellings of wood siding exterior construction that have either 2,342 or 2,433 square feet of living area. The homes were built from 1994 to 1997. Each comparable has an unfinished basement, central air conditioning, and an attached garage with either 488 or 520 square feet of building area. Comparables #2 and #3 have one fireplace. The board of review reported comparable #3 has a land area of 9,450 square feet but did not report the land size for the subject or comparables #1 and #2. The comparables are located from approximately .08 to .20 of a mile from the subject property with comparables #1 and #2 having the same assessment neighborhood code as the subject property. The sales occurred from March 2021 to September 2022 for prices ranging from \$530,000 to \$754,000 or from \$226.30 to \$321.95 per square foot of living area, including land.

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 Board finds the best evidence of market value to be appellant's comparable sale 2 and the board of review comparable sales, which includes the common comparable submitted by the parties. These comparables are most similar to the subject in location and sold proximate in time to the assessment date at issue. These properties are improved with homes similar to the subject in age, style, size, and most features with the exception that none have finished basement area and board of review comparable #1 has no fireplace, suggesting each comparable would require an upward adjustment to make them more equivalent to the subject property. These most similar comparables sold from March 2021 to September 2022 for prices ranging from \$530,000 to \$754,000 or from \$226.30 to \$321.95 per square foot of living area, including land. The

² Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

subject's assessment reflects a market value of \$548,980 or \$234.41 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported considering the suggested adjustments to the comparables. Less weight is given appellant's comparable #1 as it sold in April 2020, not as proximate in time to the assessment date at issue as the best sales in this record. The Board gives less weight to appellant's comparable #3 due to differences from the subject in location and age. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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: 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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