



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

APPELLANT: Jeannine Graff-Stetkus
DOCKET NO.: 22-01760.001-R-1
PARCEL NO.: 05-09-212-015

The parties of record before the Property Tax Appeal Board are Jeannine Graff-Stetkus, 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: \$10,254
IMPR.: \$58,951
TOTAL: \$69,205

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 (2) improvements on one parcel of land.¹ Improvement #1 is a 1-story dwelling of wood siding exterior construction built in 1950 with 1,434 square feet of living area. The home features a finished walkout basement, central air conditioning, a fireplace and a 288 square foot garage. Improvement #2 is a 1-story dwelling of wood siding exterior construction built in 1943 with 492 square feet of living area, and a crawl space foundation. The two dwellings have a combined living area of 1,926 square feet. The property has a 10,000 square foot site and is located in Fox Lake, Grant 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 .05 of a mile to 1.17

¹ Additional descriptive details regarding the subject property were found in the board of review's evidence which consisted of two property record cards, none of which were refuted by the appellant in rebuttal.

miles from the subject, two of which are outside the assessment neighborhood code of the subject. The comparables have sites ranging in size from 6,500 to 13,000 square feet of land area that are improved with 1-story dwellings of frame exterior construction ranging in size from 1,173 to 1,584 square feet of living area. The dwellings were built from 1941 to 1960 with comparable #2 having an effective age of 1978. Each comparable has a basement, one of which has finished area. Two comparables have central air conditioning. One comparable has a fireplace. Two comparables each have a garage with either 336 or 528 square feet of building area. The comparables sold from January 2020 to March 2022 for prices ranging from \$157,900 to \$437,500 or from \$99.68 to \$290.50 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$69,205. The subject's assessment reflects a market value of \$207,636 or \$107.81 per square foot of living area, land included, when using 1,926 square feet of total living area and the statutory level of assessment of 33.33%.²

In response to the appeal, the board of review submitted a memorandum from the township assessor that noted appellant's comparables #1 and #3 are located in a different neighborhood than the subject. Comparable #2 which is in the same neighborhood as the subject was an unqualified contract sale.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on five comparable sales that are located within .49 of a mile from the subject. The comparables have sites ranging in size from 10,000 to 18,445 square feet of land area that are improved with 1-story dwellings of frame exterior construction ranging in size from 1,034 to 1,474 square feet of living area. The dwellings were built from 1928 to 1960. Comparable #1 has an effective age of 1959. Two comparables have basements, one of which has finished area. Four comparables have central air conditioning and four comparables each have a garage ranging in size from 233 to 720 square feet of building area. The assessor noted comparable #1 has two homes like the subject and comparable #5 consists of two units in the same building. The comparables sold from August 2020 to March 2022 for prices ranging from \$170,000 to \$262,000 or from \$118.06 to \$253.38 per square foot of living area, including land. Based on this evidence the board of review contends the subject's assessment is supported.

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.

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.

The parties submitted eight comparable sales for the Board's consideration, none of which are truly similar to the subject due to differences in location, age, total living area and/or features. Nevertheless, the Board gives less weight to appellant's comparables #1 and #3 as well as board of review comparable #5 which are located over 1 mile away within in a different neighborhood when compared to the subject and/or they sold in 2020, less proximate in time to the January 1, 2022 assessment date.

The Board finds the best evidence of market value is appellant's comparable #2 as well as board of review comparables #1 through #4 which sold most proximate in time to the assessment date at issue. The Board finds these most recent comparables all have less total living area and have varying degrees of similarity to the subject in age and features. Nevertheless, these comparables sold from April 2021 to March 2022 for prices ranging from \$198,500 to \$437,500 or from \$148.07 to \$290.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$207,636 or \$107.81 per square foot of living area, including land, which falls below the range established by the comparable sales in the record on a square foot basis and at the low end of the range on an overall basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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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