



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

APPELLANT: Jeannine Graff-Stetkus  
DOCKET NO.: 22-01774.001-R-1  
PARCEL NO.: 05-16-204-020

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:** \$54,936  
**IMPR.:** \$144,099  
**TOTAL:** \$199,035

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 three dwellings.<sup>1</sup> Dwelling #1 is a 1-story home of brick exterior construction with 1,385 square feet of living area, Dwelling #2 is a 1-story home of frame exterior construction with 908 square feet of living area, and Dwelling #3 is a 1-story home of frame exterior construction with 1,260 square feet of living area, all located on a single parcel. Dwelling #1 was constructed in 1959 and features central air conditioning, a walk-out style basement, a fireplace, a boathouse, and a garage containing 410 square feet of building area. Dwelling #2 was constructed in 1946 and features central air conditioning, a walk-out style basement with finished area, and a fireplace. Dwelling #3 was constructed in 1938 and features

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<sup>1</sup> The Board finds the best evidence of the description of the subject property is found in the property record cards provided by the board of review. The property record cards depict the subject property consisting of three separate dwellings and include schematic diagrams, measurements, and descriptions of each dwelling, which was unrefuted by the appellant.

central air conditioning, a walk-out style basement, and a fireplace. The property has a 33,519 square foot lakefront 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 within 1.49 miles of the subject. The comparables consist of 1-story dwellings of frame exterior construction ranging in size from 1,183 to 1,276 square feet of living area. The homes were built from 1941 to 1964, with comparable #3 having an effective age of 1983. Each dwelling has central air conditioning, a basement with two being walk-out style and having finished area, and a garage ranging in size from 220 to 528 square feet of building area. Comparable #1 has an additional 198 square foot carport. The parcels range in size from 6,090 to 21,222 square feet of land area. The comparables sold from July 2020 to August 2021 for prices ranging from \$220,000 to \$340,000 or from \$185.97 to \$266.46 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$138,025, for an estimated market value of \$414,116 or \$116.55 per square foot of living area, including land, when using the combined total living area of 3,553 square feet and 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 \$199,035. The subject's assessment reflects a market value of \$597,165 when applying the statutory level of assessment of 33.33%.<sup>2</sup> Given the three dwellings have a combined living area of 3,553 square feet, the subject has a market value of \$168.07 per square foot of living area, including land.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 2.14 miles of the subject, one of which is in the subject's assessment neighborhood. The comparables consist of multi-improvement parcels containing 1-story, 1.5-story, or 2-story dwellings of brick, frame, or brick and frame exterior construction ranging in size from 1,443 to 4,670 total square feet of living area. The dwellings were built from 1900 to 1959, with three comparables having effective ages ranging from 1940 to 1975. The dwellings are each reported to have central air conditioning and a garage ranging in size from 528 to 1,344 square feet of building area. Three comparables each have one or two fireplaces, three comparables each have a walk-out style basement with two having finished area, and one comparable has an additional 396 square foot garage. Comparable #2 has a greenhouse and utility building. The parcels range in size from 16,792 to 156,145 square feet of land area. The comparables sold from August 2019 to June 2022 for prices ranging from \$425,000 to \$865,000 or from \$144.36 to \$294.53 per square foot of living area, including land. The board of review also submitted an aerial photograph of the property and a memorandum noting that the appellant's comparables are single-home parcels and each sold for more per square foot than the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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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 §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.

**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 to support their respective positions before the Property Tax Appeal Board. The Board finds the parties' comparables are not truly similar to the subject due to differences in location, design, dwelling size, number of dwellings, site size, age and/or features. Nevertheless, the Board gives less weight to the appellant's comparables, which are single-home parcels less similar to subject's parcel containing three homes. Additionally, two of the appellant's comparables sold less proximate to the January 1, 2022 assessment date at issue. The Board also gives reduced weight to board of review comparables #2 and #3, which are either located more than two miles from the subject or sold more remote in time to the assessment date at issue.

The Board finds the best evidence of market value to be board of review comparable sales #1 and #4, which sold proximate to the assessment date at issue and have varying degrees of similarity to the subject. These comparables sold in October 2021 and June 2022 for prices of \$425,000 and \$780,000 or for \$167.02 and \$294.53 per square foot of living area, including land. The subject's assessment reflects a market value of \$597,165 or \$168.07 per square foot of living area, including land, which is bracketed by the best comparable sales in this record. Based on this evidence 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 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

AGENCY

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