



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

APPELLANT: Simone Schlessinger
DOCKET NO.: 22-01799.001-R-1
PARCEL NO.: 05-27-208-042

The parties of record before the Property Tax Appeal Board are Simone Schlessinger, 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: \$11,504
IMPR.: \$106,707
TOTAL: \$118,211

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 frame construction containing 2,427 square feet of living area. The dwelling was built in 2019. Features of the home include a full walk-out basement, central air conditioning, and an attached garage with 649 square feet of building area. The property has a 10,097 square foot site located in Volo, 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 each improved with a one-story dwelling of frame or brick construction that range in size from 2,116 to 2,492 square feet of living area. The homes were built from 2003 to 2009. Each comparable has a basement, central air conditioning, and a garage ranging in size from 440 to 924 square feet of building area. Comparables #1 and #3 have one fireplace. The comparables have sites ranging in size from

7,802 to 48,670 square feet of land area and are located from approximately .52 to .57 of a mile from the subject property. The sales occurred from October 2020 to November 2021 for prices ranging from \$260,000 to \$362,000 or from \$120.39 to \$157.25 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$105,968.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$118,211. The subject's assessment reflects a market value of \$354,668 or \$146.13 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on three comparable sales identified by the township assessor. The grid analysis described the subject property as having finished basement area; however, a copy of the subject's property information sheet submitted by the board of review did not indicate the subject had finished basement area. The comparable sales submitted by the board of review are improved with one-story dwellings of frame construction each with 2,427 square feet of living area. The homes were built in 2018 or 2020. Comparables #2 and #3 have walk-out basements while comparable #1 has no basement. Each comparable has central air conditioning, and an attached garage with 649 square feet of building area. Comparable #2 also has one fireplace. These properties have sites ranging in size from 9,309 to 14,969 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from approximately .03 to .38 of a mile from the subject property. The comparables sold from June 2020 to September 2021 for prices ranging from \$370,000 to \$391,750 or from \$152.45 to \$161.41 per square foot of living area, including land. The analysis included adjustments to the comparables for differences from the subject in foundation and finished basement area.

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 the board of review comparable sales as these properties are more similar to the subject in location, size, and age than are the comparables provide by the appellant. These comparables are relatively similar to the subject in features with the exception one comparable has no basement, a feature of the subject property, and one comparable has a fireplace, a feature the subject does not have, suggesting adjustments to the comparables would be appropriate. There is also an issue with respect to whether or not the subject has finished basement area, which would require further adjustments to the comparables for this feature. Nevertheless, the board of review comparables sold for prices

¹ 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.

ranging from \$370,000 to \$391,750 or from \$152.45 to \$161.41 per square foot of living area, including land. The subject's assessment reflects a market value of \$354,668 or \$146.13 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence 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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