



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

APPELLANT: Joseph Rutledge
DOCKET NO.: 22-01842.001-R-1
PARCEL NO.: 07-29-313-012

The parties of record before the Property Tax Appeal Board are Joseph Rutledge, 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: \$22,322
IMPR.: \$81,875
TOTAL: \$104,197

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 a 2-story dwelling of wood siding exterior construction with 2,282 square feet of living area. The dwelling was built in 1985. Features of the home include an unfinished basement, central air conditioning,¹ and a 504 square foot garage. The property has an approximately 23,089 square foot site and is located in Grayslake, Warren Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on 12 equity comparables that are located in the subject's assessment neighborhood code. The comparables are improved with 2-story dwellings of wood frame exterior construction ranging in

¹ The best evidence of the subject having central air conditioning was found in the property record card presented by the board of review which was unrefuted by the appellant, when given the opportunity, in written rebuttal.

size from 2,282 to 2,366 square feet of living area. The homes were built from 1984 to 1989. Each comparable is reported to have an unfinished basement and a garage ranging in size from 483 to 919 square feet of building area. Nine comparables each have central air conditioning. Five comparables each have one fireplace. The comparables have improvement assessments that range from \$70,264 to \$78,915 or from \$29.70 to \$33.35 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$75,762 or \$33.20 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$104,197. The subject property has an improvement assessment of \$81,875 or \$35.88 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on 10 equity comparables that are located in the subject's assessment neighborhood code. The comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,044 to 2,396 square feet of living area. The homes were built from 1984 to 1989 with comparable #8, built in 1988, having a reported effective age of 1990. Each comparable has an unfinished basement, central air conditioning, and a garage ranging in size from 428 to 783 square feet of building area. Eight comparables each have one fireplace. The comparables have improvement assessments that range from \$74,121 to \$87,081 or from \$36.01 to \$36.44 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 22 equity comparables for the Board's consideration. The Board finds each of the parties' comparables to be similar to the subject in location, design, age, and dwelling size with varying degrees of similarity in other features. These most similar comparables have improvement assessments that range from \$70,264 to \$87,081 or from \$29.70 to \$36.44 per square foot of living area. The subject's improvement assessment of \$81,875 or \$35.88 per square foot of living area falls within the range established by the comparables in this record. Based on this record and after considering appropriate adjustments to the comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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: 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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