



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

APPELLANT: Julie Shroka
DOCKET NO.: 22-01870.001-R-1
PARCEL NO.: 06-36-111-030

The parties of record before the Property Tax Appeal Board are Julie Shroka, 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: \$5,993
IMPR.: \$67,654
TOTAL: \$73,647

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 two-story condominium unit of vinyl siding exterior construction with 1,551 square feet of living area.¹ The dwelling was constructed in 1997. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 413 square foot garage. The property is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales that are located from .01 of a mile to 1.39 miles from the subject property and two comparables have the same assessment neighborhood code as the subject. The comparables are improved with two-story condominium

¹ The Board finds the best description of the subject is found in the property record card provided by the board of review, which was not refuted by the appellant in any rebuttal evidence.

units containing 1,425 or 1,468 square feet of living area. The dwellings were built from 1987 to 1997. Each comparable has a basement, central air conditioning and either a 276 or a 413 square foot garage. Three comparables each have a fireplace. The comparables sold from June 2020 to November 2021 for prices ranging from \$140,000 to \$225,000 or from \$95.37 to \$157.89 per square foot of living area, including land.

The appellant disclosed in the appeal petition that the subject property address is the same address as the appellant's address, suggesting the property is an owner occupied residence.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$62,034, which would reflect a market value of \$186,121 or \$120.00 per square foot of living area, including land, when using 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 \$73,647. The subject's assessment reflects a market value of \$221,428 or \$142.76 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for Lake County of 33.26% as determined by the Illinois Department of Revenue. The board of review disclosed the first year of the general assessment period was 2019 and a township equalization factor of 1.0404 was applied in the 2022 tax year to all non-farm properties in Avon Township.

In support of its contention of the correct assessment, the board of review submitted a memorandum and a copy of the Final Administrative Decision issued by the Property Tax Appeal Board's pertaining to the subject property for the 2019 tax year under Docket Number 19-04918.001-R-1. In that appeal, the Property Tax Appeal Board issued a decision based on an agreement by the parties lowering the subject's assessment to \$64,619. The board of review also contended the subject property received a general homestead exemption in 2022, suggesting the property is an owner occupied residence. The board of review explained that the subject's 2022 assessment reflects the Property Tax Appeal Board's 2019 decision plus application of the 2020, 2021 and 2022 equalization factors of 1.0423, 1.0510 and 1.0404,² respectively, as provided by section 16-185 of the Property Tax Code. (35 ILCS 200/16-185).

In further support of its contention of the correct assessment the board of review submitted information on three comparable sales that have the same assessment neighborhood code as the subject and are located within .08 of a mile from the subject property. The comparables are improved with two-story condominium units ranging in size from 1,425 to 1,551 square feet of living area. The dwellings were each built in 1997. Comparable #1 has a concrete slab foundation and two comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, a fireplace and either a 400 or a 413 square foot garage. The comparables sold from September 2021 to December 2022 for prices ranging from \$225,000 to \$255,000 or from \$156.04 to \$164.41 per square foot of living area, including land.

² The board of review provided a list of the equalization factors that were applied in each township located in Lake County from tax years 2015 through 2022 and depicting Avon Township had factors of 1.0423, 1.0510 and 1.0404 in 2020, 2021 and 2022, respectively, which were not refuted by the appellant in any rebuttal evidence.

Based on this evidence, the board of review requested that the Property Tax Appeal Board sustain the subject's assessment.

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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), a reduction in the subject's assessment is not warranted.

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 on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board finds that the subject property was the subject matter of an appeal before the Property Tax Appeal Board for the 2019 tax year under Docket No. 19-04918.001-R-1 in which a decision was issued based upon an agreement of the parties reducing the subject's total assessment to \$64,619. The record indicates that the subject property is an owner-occupied dwelling. The Board also finds that the 2019 and 2022 tax years are within the same general assessment period and that equalization factors of 1.0423, 1.0510 and 1.0404 were applied in Avon Township in 2020, 2021 and 2022, respectively. Furthermore, the decision of the Property Tax Appeal Board for the 2019 tax year has not been reversed or modified upon review and there was no evidence the subject property subsequently sold establishing a different fair cash value. Therefore, applying section 16-185 of the Property Tax Code would result in a total assessment of \$73,647, which is equal to the subject's 2022 total assessment as determined by the Lake County Board of Review.

Additionally, notwithstanding the dictates of Section 16-185 of the Property Tax Code, the record contains seven comparable sales submitted by the parties to support their respective positions, where one comparable was common to both parties. The Board has given less weight to the appellant's comparables #1, #2 and #3 which differ from the subject in location and age, and/or their sale dates occurred in 2020, less proximate to the assessment date at issue than the remaining sales in the record. The Board finds the three board of review comparables, which includes the common comparable, sold more proximate in time to the assessment date at issue and are similar to the subject in location, design and age. These three comparables sold from September 2021 to December 2022 for prices ranging from \$225,000 to \$255,000 or from \$156.04 to \$164.41 per square foot of living area, including land. The subject's total assessment

reflects a market value of \$221,428 or \$142.76 per square foot of living area, land included, which falls below the range established by the best comparable sales in the record. Therefore, based on this evidence, the Board finds the comparables further demonstrate the subject property is not overvalued for assessment purposes given the application of Section 16-185 to subject's assessment. For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is not warranted.

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

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